



Fellsmere

CITY COUNCIL MEETING
22 S. Orange St., Fellsmere FL
June 20, 2024 – 7:00 P.M.

AGENDA

1. CALL TO ORDER:
 2. ROLL CALL:
 3. INVOCATION:
 4. PLEDGE OF ALLEGIANCE
 5. APPROVAL OF MINUTES: (a) City Council Meeting of June 6, 2024.
 6. PUBLIC HEARINGS:
 - (a) **ORDINANCE NO. 2024-14/AN ORDINANCE OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, AMENDING THE TEXT OF THE COMPREHENSIVE PLAN AMENDING CHAPTER 1. FUTURE LAND USE ELEMENT GOAL FLUE B. FUTURE LAND USE MAP, OBJECTIVE FLUE B-4 FELLSMERE 392 AND AMENDING THE COMPREHENSIVE FUTURE LAND USE MAPS TO CHANGE THE LAND USE CLASSIFICATION FROM REGIONAL EMPLOYMENT ACTIVITY CENTER (REAC) TO LOW DENSITY MIXED USE NEIGHBORHOOD (LDMXN) FOR 2.68 ACRES, MORE OR LESS; LOCATED IMMEDIATELY EAST OF INTERSTATE 95 AND NORTH OF COUNTY ROAD 512 WITHIN THE DEVELOPMENT KNOWN AS "FELLSMERE PRESERVE"; PROVIDING FOR RATIFICATION; AUTHORITY; COMPREHENSIVE PLAN TEXT AMENDMENT; MAP DESIGNATION; TRANSMITTAL PHASE; ADOPTION PHASE; TRANSMITTAL OF DRAFT PLAN AMENDMENT AND FINAL ADOPTION DOCUMENTS; COMPILATION; SEVERABILITY; CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE. **2nd Reading and 2nd Public Hearing for June 20,2024 at 7:00pm.****
 - (b) Declare 12635 97th Street as surplus and direct staff to proceed with sale/ **Public Hearing for June 20,2024 at 7:00pm.**
 - (c) **RESOLUTION NO. 2024-35/ A RESOLUTION OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, APPROVING UPDATED AND MODIFIED SECTIONS OF THE ADOPTED COMMUNITY REDEVELOPMENT PLAN FOR THE COMMUNITY REDEVELOPMENT AREA LOCATED IN THE CITY OF FELLSMERE, FLORIDA, MAKING LEGISLATIVE FINDINGS; ADOPTION OF UPDATED PLAN SECTIONS 4, 5, PORTIONS OF 6, 8 AND 9; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. / **Public Hearing for June 20,2024 at 7:00pm.****
- Recess as the City Council and Reconvene as the Community Redevelopment Agency.***
- (d) Authorize Development of Request for Proposals for Development on the S. Hickory property.
- Recess as the Community Redevelopment Agency and Reconvene as the City Council.***

7. PUBLIC COMMENTS:

8. MANAGER'S MATTERS:

9. MAYOR'S MATTERS:

- (a) Finance Reports – October 2023 to May 2024
- (b) Police Department Report – May 2024
- (c) Public Works Department Report – May 2024
- (d) Development Report
- (e) Grants Report
- (f) Water Report

10. COUNCIL MEMBER'S MATTERS:

11. CITY ATTORNEY'S MATTERS:

12. CONSENT AGENDA:

- (a) Accept the immediate resignation of Alternate Member Eric Boissat from Planning and Zoning Commission.
- (b) Accept the immediate resignation of Ben Baker from the MPO Citizen Advisory Committee.

13. ADJOURNMENT:

***Courtesy Access to Meeting**

As a courtesy to the public, the city will attempt to provide coverage of the meeting by internet or telephonic means. Due to unforeseen technical or other difficulties access to the meeting may be interrupted or may not be possible at all via internet or by telephonic means, which will result in your inability to participate in the meeting. Should such technical difficulties occur, the meeting will continue without interruption and without your participation. To be assured of participation in the proceedings you must attend the meeting in person. For your information participation by internet or telephone does not constitute "presence" at the meeting under Florida law.

To join meeting from your computer, tablet, or smartphone: <https://meet.goto.com/786653181>
To join meeting using your phone call 1-408-650-3123 Access Code: 786-653-181

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26 Florida Statutes, any person who may need special accommodations or translators for this meeting must contact the City Clerk's Office at (772) 646-6301 or the TDD Line 772-783-6109 at least 48 hours in advance of the meeting. Copies of the proposed Ordinance and Resolution are available for review in the Office of the City Clerk, 22 S. Orange Street, Fellsmere FL between the hours of 8:30 a.m. and 12 noon and 1:00 p.m. and 5:00 p.m., Monday through Friday. Interested parties may appear at the meeting and be heard with respect to the proposed Ordinance and Resolution. The City Clerk must receive written comments at least 3 days prior to the Council meetings.

De conformidad con la Sección 286.0105 de los Estatutos de la Florida, la Ciudad informa al público de que: Si una persona decide apelar una decisión tomada por la junta, agencia o comisión con respecto a cualquier asunto considerado en dicha reunión o audiencia, necesitará un registro de los procedimientos, y que, para tal fin, él o ella puede necesitar asegurarse de que se realice un registro literal de los procedimientos, registro que incluya el testimonio y la evidencia sobre la cual se basará la apelación.

De acuerdo con la Ley de Estadounidenses con Discapacidades y la Sección 286.26 de los Estatutos de la Florida, las personas con discapacidades que necesiten adaptaciones especiales para participar en esta reunión deben comunicarse con la secretaria municipal al (772) 646-6301 o comunicarse con la Línea TDD 772-783-6109, al menos 48 Horas antes de la reunión. Copias de las propuestas Ordenanzas y / o Resoluciones están disponibles para su revisión en la Oficina de la secretaria municipal de la ciudad, 22 S. Orange Street, Fellsmere FL entre las 8:30 a.m. y 12 mediodía y 1:00 p.m. y 5:00 p.m. de lunes a viernes. Las personas interesadas pueden asistir a la reunión y ser escuchadas con respecto a las propuestas de las Ordenanzas y Resoluciones. La secretaria municipal debe recibir comentarios por escrito al menos tres (3) días antes de las reuniones del Consejo.

CO20240620AGENDA.DOC

**CITY COUNCIL MEETING
June 6, 2024 – 7:00 P.M.
MINUTES**

1. **CALL TO ORDER:** Mayor Tyson called the meeting to order at 7:00 p.m.

2. **ROLL CALL:**

PRESENT: Council Member Herrera, Council Member Salgado, Council Member Hernandez, City Manager Mathes, Attorney Dill and Mayor Tyson

ABSENT:

ALSO, PRESENT: Utility Director Kevin Burge, Public Works Director Andy Shelton, Building Director Kevin Klopec, Grant Administrator Laura Hammer, Finance Director Claudia Alvarado, and Police Chief Touchberry.

3. **PLEDGE OF ALLEGIANCE:** The Pledge was recited.

4. **INVOCATION:** Mayor Tyson gave the Invocation.

Mayor Tyson has asked City Clerk Maria to change future agendas to do the invocation first and then the Pledge of Allegiance.

5. **APPROVAL OF MINUTES:(a)** City Council Meeting of May 16, 2024.

MOTION by Council Member Herrera **SECONDED** by Council Member Hernandez to approve the minutes for the City Council Meeting May 16, 2024

ALL AYES:

MOTION CARRIED 4-0

6. **PROCLAMATION: (a)** Call for Special Election

Mayor Tyson introduced the Proclamation and Attorney Dill read it in its entirety.

Attorney Dill stated that a Council Member has resigned and that this is the first step in the process, and they will be working with the Supervisor of Elections for an election.

7. **PUBLIC HEARINGS:**

(a) ORDINANCE NO. 2024-20/AN ORDINANCE OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP SERIES AS REQUESTED BY MARIAN ESTATES; AMENDING THE TEXT OF THE COMPREHENSIVE PLAN CHAPTER 1. FUTURE LAND USE ELEMENT, GOAL FLUE A. LAND USE OBJECTIVE FLUE A-3 INFILL DEVELOPMENT AND REDEVELOPMEN, POLICY FLUE A-3.2. OVERLAY DISTRICT BOUNDARIES ANDCHAPTER 1. FUTURE LAND USE ELEMENT GOAL FLUE B. FUTURE LAND USE MAP OBJECTIVE FLUE B-5 GARAFOLLO; FURTHER AMENDING THE FUTURE LAND USE MAP TO ADD 10.34 ACRES MORE OR LESS AS CR512 OLD TOWN OVERLAY DISTRICT; PROVIDING FOR RATIFICATION; AUTHORITY; COMPREHENSIVE PLAN TEXT AND MAP AMENDMENT; TRANSMITTAL PHASE; ADOPTION PHASE; TRANSMITTAL OF DRAFT PLAN AMENDMENT AND FINAL ADOPTION DOCUMENTS; COMPILATION; SEVERABILITY; CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE./ *2nd Reading and 1st Public Hearing for June 6, 2024 at 7:00pm.*

Mayor Tyson introduced the Ordinance and Attorney Perez, read Ordinance No. 2024-20 by title only.

Manager Mathes stated that they have had multiple conversations with this over the past few months. It took them multiple times to get through the first reading. As a result of those attempts, the applicant was directed to go back and revise the site plan. He is eliminated the 40-foot lots. This is just the first of many steps. This is not a final approval. There are still opportunities, although, as I encourage you, in the past, we would not want to take them down the wrong path. Moving this forward, hopefully, would be a consistent approach of council going forward, assuming nothing else changes. Again, it is your

prerogative of council majority to decide in the future whether this continues. It will go up to the state for 30 days, come back to us for final adoption at that time. He asked for additional 12 units and that is what this does to address the number of units. And it also brings in the commercial opponent, into the overlay district. I felt being so close to Myrtle, which is the end of the City overlay and almost like an extension of the Old Town, it made sense to include that in the old town district. He recommended that in the future, that if there is any further development west of park lateral, which would be a different district. This is just transmitting it, if it is approved tonight, to the State of Florida, it is not a final action.

Council Member Salgado asked about phases.

Manager Mathes stated that the only phasing they will be on this project is the fire station will go at its own pleasure through Indian River County. Commercial will be a second phase, because he does not have an end user yet. All of the residential will be a single phase. They really treat phases on residential not by the buildings, but by the infrastructure. He plans to build all the infrastructure, the roads, the water, the sewer, the storm water, the landscape buffers to support all of the residential as a first phase.

Council Member Salgado asked when will they be doing the turn lane.

Manager Mathes responded that is going to come back as part of one of Council's future approvals that will be in the development agreement and preliminary development plan approval. Right now, they have negotiated at the staff level not the Council that no later than the 200th residential unit, so a little more than half of the project before the road is done. He will have to start it at the 100th no later than the 100th permit and finish it by no later than the 200th permit. And the reason being, he's spending the first profits of the 100 lots to help pay for the cost of this, because the impact fee reimbursements that he will get, they come after the permits issued, so he has to upfront the money and then get paid back as the houses come online, and so prior to the first 100, he's also paying for his on-site infrastructure. He has also submitted a traffic statement at this point that shows no concurrency problems. The city is still working with the county to see if there is an issue that might occur prior to the 200th permit.

Council Member Salgado stated that she would like to see that sooner than later.

Manager Mathes stated that it would be nice and fair to the applicant if they have a joint decision that they need to work out a concurrency and concurrency is dealt with for transportation on a peak-hour basis, not a daily basis. They will keep pushing the county for the response on the on this traffic statement, and we will get back to you at an appropriate time of that and we will continue that conversation.

Mayor Tyson opened the Public Hearing and asked if anyone in the audience wished to speak on Ordinance 2024-20 to come to the podium and state their name and address for the record,

Eric Boissat – 144 N. Cypress St., Fellsmere – Expressed caution when dealing with newcomers, and to be cautious and mindful when they are making decisions.

Mayor Tyson stated that this Council does have the capability and a very capable staff that can look for all the pitfalls and also be on the lookout for scams. They are smart enough to be able to work around, but also work with these people when they come in. Several years ago, with the help of Rochelle the City established the Community Redevelopment District and made several adjustments to what they originally thought it should be and got it set up so that everybody was happy, so that they cannot come in and build big skyscrapers or things that are that just does not fit with the ambiance of Fellsmere has always been. With that in mind, and unless we get a city council in the future that will change all that, then he thinks they are safe in that respect.

Manager Mathes added that developers and commercial properties are not protected from code enforcement foreclosure. The developers do not promise anything they are legally obligated, and if they choose not to go that way, the city can foreclose on their property. It is not a promise, it is a legal commitment.

Mayor Tyson opened the Public Hearing and asked if anyone in the audience wished to speak on Ordinance 2024-20 to come to the podium and state their name and address for the record, hearing no more comments he closed the public hearing.

MOTION by Council Member Herrera **SECONDED** by Council Member Hernandez to approve Ordinance 2024-20.

ALL AYES

MOTION CARRIED. 4-0

ROLL CALL: AYES: Council Member Herrera, Council Member Salgado, Council Member Hernandez, and Mayor Tyson **NAYS:** none.

ALL AYES

MOTION CARRIED. 4-0

City Council recessed and reconvened as the Board of Adjustments

(b) RESOLUTION NO. 2024-30/ A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, GRANTING A VARIANCE FOR LOT AREA, LOT DEPTH, FRONT SETBACK, AND SIDEWALK CONSTRUCTION REQUIREMENT ALONG NORTH WILLOW STREET, ALL FOR THE PROPERTY OWNED BY ANTHONY B. BROWN, SR. LOCATED AT 1005 VERNON STREET; PROVIDING FOR RATIFICATION; FINDINGS REQUIRED; APPROVAL OF VARIANCES; CONDITIONS OF APPROVAL; REPEAL OF CONFLICTING PROVISIONS; SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE./ *1st Reading and Public Hearing for June 6, 2024 at 7:00pm.*

Chairman Tyson introduced the Resolution and Attorney Dill, read Resolution No. 2024-30 by title only.

City Planner Robert Loring this is a final development plan for a food truck. This particular site is located on the corner of Willow and Vernon Street. Historically, this is a residential neighborhood, but had commercial components in it. This is a continuation of those kind of uses. This particular property is less than a quarter acre in size because of the configuration of the proposed final development plan, the applicant is requesting relief from three items specifically, and that would be the lot depth from 100 foot minimum to 80 feet. The lot area from 12,000 square foot minimum to 8712 square feet. And finally, because of the location of the proposed food truck, there would be a front setback relief from 35 feet to 14 feet. And also, deference from the sidewalk being constructed along the east right away at Willow street. It is just a single loaded driveway on Vernon Street to five parking spaces, one of which is a handicap parking space with an ADA compliant walk to the food truck. And then at some point in time, the temporary seating area will turn into a permanent seating area. The perimeter will have a dry retention pond, and the site plan itself has landscaped areas designated along the front, the sides and rear of the property.

Manager Mathes added the discussion with the city attorney and him and Bob about how to proceed on this they were choosing between any planned development, conditional use versus variance. They decided that conditional uses will no longer be used if variances are needed, they will then decide to go to either a PD or variances. Attorney Dill felt this met the variance requirements of the city code. They are not self-imposed, because, for some reason, in the past, the city gave commercial use to this property. There might have been a commercial use on it back in the 50s and 60s when they created the zoning map, and so they gave it commercial at the time, it has been a vacant lot in a residential neighborhood, and it just happens to border Willow St. As a residential lot it was not platted for the purposes of commercial but yet it has a commercial designation, and the city has to respect that designation because the city gave it to them. The city is expected to give the minimum required variances necessary to make an unusable property. And this is what staff is doing with this resolution. They feel like this will give residential character by making sure there's adequate buffering and landscaping around the site and making sure it's not overly intensify being used. And again, single food truck five spaces they think would meet that requirement.

Mayor Tyson asked if they could eat on the property.

Manager Mathes responded that whenever it goes through a site plan process, which is when they are making a permanent food truck they can have dining at the site. If it is coming and going and not going through a site plan process, it can only be for takeout and delivery. That is the one that is regulated by this State, which the city has less control over, although the city will be bringing back a regulation soon that will put the controls on it that they have all talked about in the past. What this does it gives them the permission to have the onsite dining if they choose, and it gives them permission to keep that food truck there permanently if they choose. They can also take their food truck away for events and other places.

Being no further discussion Chairman Tyson entertained a motion.

MOTION by Council Member Salgado **SECONDED** by Council Member Hernandez to approve Resolution No. 2024-30.

ALL AYES

MOTION CARRIED 4-0

The Board of Adjustment recessed and reconvened as the City Council.

(c) RESOLUTION NO. 2024-32/ A RESOLUTION OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, PERTAINING TO THE GRANTING OF CONDITIONAL USE PERMIT AND SITE PLAN APPROVAL FOR ONE (1) MOBILE FOOD VENDING UNIT OWNED BY ANTHONY B. BROWN, SR. AT 1005 VERNON STREET; PROVIDING FOR RATIFICATION; CONSISTENCY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; APPROVAL OF CONDITIONAL USE PERMIT AND SITE PLAN; CONDITIONS OF APPROVAL; REPEAL OF CONFLICTING PROVISIONS; SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE./ *2nd Reading and Public Hearing for June 6, 2024 at 7:00pm.*

Mayor Tyson introduced the Resolution and Attorney Dill, read Resolution No. 2024-32 by title only.

City Planner Robert Loring stated that this is a site plan, or development plan for a food truck. In Resolution 2024-32 item number four, has 22 conditions of approval for this particular project. He will focus on the site-specific conditions. They have to obtain all their permits. All the public and private improvements for the development are going to be the responsibility of the applicant. They are going to defer the architectural elevations for that proposed outdoor seating area until they proceed with the building permit, and at that time, that structure would have to meet the district standards. There is also a payment in lieu of the street trees along Willow Street for the sum of \$1,800 which would be due 12 months from the adoption of this resolution, they would not require any additional interior trees, provided that they maintain their existing trees on site. The plan does not specify landscaping any longer. They would have to bring the city a landscaping plan within six months of adoption of this resolution. The reason the city is getting away from that is because the city simply does not know what is available anymore by the nurseries, so the city is kind of putting that on them to propose something.

Manager Mathes added that the city does not want to get in the business of being landscape architects. And technically, landscape plan is a site construction element, not a site plan element. Site construction plans are approved by staff. Site plans are approved by Council in most cases.

City Planner Loring continued with the conditions and stated that they have to have to build a handicap parking stall with ADA compliant walkways. If they are going to use stabilized millings or rock that stabilized area has to remain free of weeds. There is no other outdoor sales other than the food truck that is to be located on site, the applicant is going to have to get a business tax receipt, and they are going to have to operate the food truck in the coordinates with their city code. The big one is, is that the applicant is going to have to enter into a payment plan with the city for the Indian River County impact fee since broken up into two phases. Phase one will be for the food truck parking area with sidewalk that comes up to a sum of \$4,037.22 and phase two is that seating area. It is a 360 square foot area. The impact fee to the county is \$7,340.40. And one final note, the city does have a provision in

that section for conditions of approval that says, if things go haywire, they always have the right to come back and curtail the use until they bring the site back into compliance.

Manager Mathes added that this does meet the 1500 currently proposed spacing requirement if the Council were to amend the current law. This is not causing any problems with adjacent food trucks or anything like that.

Being no further discussion Mayor Tyson entertained a motion.

MOTION by Council Member Salgado **SECONDED** by Council Member Hernandez to approve Resolution No. 2024-32.

ALL AYES

MOTION CARRIED 4-0

City Council recessed and reconvened as the Community Redevelopment Agency.

(d) RESOLUTION NO. 2024-33/ A RESOLUTION OF THE CITY OF FELLSMERE COMMUNITY REDEVELOPMENT AGENCY INDIAN RIVER COUNTY, FLORIDA, CAUSING THE SUBMITTAL OF THE 2024 UPDATED AND MODIFIED PLAN WHICH CONTAINS AN EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY TERM TO FORTY (40) YEARS SUNSETTING ON OCTOBER 1, 2046, TO THE CITY OF FELLSMERE, LOCAL PLANNING AGENCY/PLANNING AND ZONING COMMISSION AND CITY COUNCIL WITH ITS RECOMMENDATION FOR ADOPTION; PROVIDING FOR SEVERALITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Chairman Tyson introduced the Resolution and Attorney Dill, read Resolution No. 2024-33 by title only.

Manager Mathes stated that the State made some changes in their laws that kind of concerned the City with regard to the time frame of our CRA plan. To help memorialize the longest option to keep that CRA in case they continue to go down that path of restricting things, which seems to be the mode these days. At the same time and it is not part of this action, but at the same time, the city realized they also need to amend the boundaries of the district, because the City made certain annexations recently, it only made sense those properties were included in the CRA. For example, we annexed six lots south of 89th Street near Willow, all of 100th lane, 100th place and Mr. Foti's property just on the other side of park lateral. Those are the kind of properties that were in the CRA, and once you annex them, it only makes sense to bring those new ones in too. That will be the second task they do. This one is just extending the timeline, updating the plan to reflect what they have accomplished, and maybe throw them a few new ideas that might be in there. This item is on their agenda as a CRA, because the CRA has to recommend to Council, Council will be having their item on the 20th for adoption. He did include the entire documents and asked if the Council wanted the detailed presentation or wait until the public hearing.

Council agreed to go over the presentation at the Public Hearing on the 20th.

Being no further discussion Chairman Tyson entertained a motion.

MOTION by Agency Member Herrera **SECONDED** by Council Member Salgado to approve Resolution No. 2024-33.

ALL AYES

MOTION CARRIED 4-0

Mayor Tyson asked what would it take to abolish the CRA.

Manager Mathes stated that it can either be done through state action, or it could be done by local action. The benefit of a CRA is that you get to get a little bit of the county money that you otherwise would not get, and they have to then give their portion of property taxes, not counting the school district and others. They have to give their portion that they are required to give to the City. By having a CRA the City does get extra money they would not get normally, they do have to spend that money on what the CRA offers. What the plan says the City wants to do, those are the things they can spend the

CRA money on. If it is not in the CRA plan, they cannot spend the CRA money on it. It is an important document, because it tells you how you are going to spend your redevelopment money to revitalize the downtown. This year's budget will be the first year that the City will be getting money from the 2009 expansion. On top of all that, our preliminary numbers from the Property Appraiser were that our valuations went up 11% this year.

Community Redevelopment Agency recessed and reconvened as the City Council.

8. PUBLIC COMMENTS:

Mayor Tyson asked if anyone else from the public had a comment to state their name and address for the record.

Eric Boissat – 144 N. Cypress St., Fellsmere – Expressed concerns about mandatory trash pickup, feeling it is not right to force people to do something they do not want to do.

Mayor Tyson stated that item is on the agenda and is up for discussion.

Mayor Tyson asked again, if anyone else from the public had a comment to state their name and address for the record, seeing and hearing none he continued with Manager's Matters.

9. MANAGER'S MATTERS: Manager Mathes continued with his matters.

- **Financial Reports-** The current financial reports provided to Council are the registers of where the City spends money and the balances. The information that they are not receiving is if they are staying within budget. He stated that Finance Director Claudia Alvarado wanted him to ask if Council is interested in getting Budget to Actual type of printout.

Mayor Tyson stated that is what the auditor is for.

Vice Mayor Herrera stated that if he has a concern, he will talk to her.

Council Member Hernandez was not interested.

Council Member Salgado would like them emailed to her.

- **NY Ditch Pipe Grant Issue-** They got all the way to contracting with a great priced firm a good reputation. They struggled to get their bond in place, only because they are a small firm, and they provide such great prices. They were able to convince them they had to put in extra collateral. They were all ready to issue the notice to proceed and start construction. And then I had a conversation with a second grant, the one that is doing the Broadway revitalization, decided to be forward with my thoughts, and said, Hey, you do know that Broadway crosses right over the top of the New York ditch, and the City has grants for both of these projects. Bells and whistles went off, apparently there is some federal rule that says when they have two projects in the same area, they have to do a single environmental record that combines both projects. The City had no idea they were even going to have the Broadway project when they started New York, the City did the environmental review two years ago. Now they are telling the City, they might want to hold off on starting construction on the New York project until they resolve whether or not they need to do a combined environmental report. Now they are waiting for the grantor to get back with them with a response if they do or do not need a combined environmental report. If the answer is yes, you do, we're going to sit on this for three months until this gets done, and at that point I have to talk to the contractor, if he can hold his prices. He will keep Council abreast. He added that they did find \$400,000 extra dollars for the City.

- **Challenge Course Operator withdrew (see attached)** – He passed out a letter that they no longer want to operate the challenge course. He thinks it is a very valuable facility for Fellsmere, he does not think it has been utilized as much as it could be, because they have not been able to get the boardwalk, the bathroom, the improvements out there. The City has the grant now, and if they can get the Army Corps permit issue solved, it is ready to go forward as well. The City needs to decide if they want to keep it or do they want them rip everything out and turn it into a nature preserve, or do we want them to give us a bill of sale and the City become owners of everything out there and the City will figure how to operate the challenge course.

Mayor Tyson said it could be a valuable asset, he thinks there is a lot of money out there. Manager Mathes stated that he does know that it brings in about \$20,000 a year, which covers its maintenance and certification costs, and it covers the cost of the facilitators who you have to have to use that facility. What it does not cover is the overhead staff, the marketing staff, the management staff. His understanding is that is about 30,000 a year. His expectation is, is that once we get all the bells and whistles at the park done, they should get more than \$20,000 a year in revenue. He cannot promise the City can bring in the whole 30,000 deficit, but there are plenty of funding sources that could possibly be used to support that. In addition to the general fund, he thinks there's probably language in the CRA that they could find, or put language in the CRA, if they need to. But he likes the idea of at least getting the bill of sale, and it is buying time to figure it out. They are going to work within the budget and see if they can do something. He asked Council if they were okay with him having a meeting with them to talk about this further in detail. Council Agreed.

Mayor Tyson stated that he thinks that it could be developed into something pretty nice. He asked if the City could hire some organization to manage it.

Manager Mathes responded that is the other option. The gentleman who was operating it through FIT, his pay was cut by 30% because that was the time he spent on the course. His hours were also cut by 30% so he is offered his services as a vendor, although the City would probably have to go out for a bid to do this, but, or even potentially a part time employee that does not have any benefits, it is just straight pay, which is the same as a vendor. There's a couple of options. He has been operating it for five years now. He is more than wanting to continue to operate it but would have to be not through FIT.

Attorney Dill stated that is a potential, attractive nuisance, if it is not monitored on a regular basis and sealed off from the public.

Manager Mathes stated that is not monitored on a regular basis.

Attorney Dill stated it is not the City's liability either, it is somebody else's. If the City is going to take it over, they will have to get serious about the facility out there. He suggested to start talking to the city's insurance carrier.

Manager Mathes appreciated the input and stated that he will talk to him as to how he feels might be an appropriate way to protect the city's liability.

Council Member Salgado asked if it is going to be something similar to what the city already has or will it have to be a different type of insurance.

Manager Mathes responded that he does not see it being any different to what it is today, just operated by different entity. Attorney Dill is correct, though. It brings a different liability well. He appreciated the guidance from the city attorneys, and he will start a conversation with the insurance company. He will communicate back with Council.

- **Stormwater Workshop-** The City is 50% through a major stormwater study update, and part of the scope of the stormwater update is to be consistent with the community rating system flood program, which is a program that reduces the flood insurance cost for those who have flood insurance. The City does not have a lot of flood insurance policy holders in town. A lot of people in their house outright. A lot of people just do not get regulated mortgages, but there are some in town that are in a flood zone that do have the mortgage as required if you have a federally subsidized mortgage. But the scope was with a technical engineer who is just doing the technical work. The City does not have in their scope any of the public input that would also get the City points through the CRS program. He would like to schedule a workshop with Council to go over the current findings of the study, which is basically, what are the problems and to brainstorm solutions, obviously bringing the public here. He does not think this study necessarily needs to go overboard with regards to outreach, the typical outreach should be sufficient. It's really more of an exercise to give an opportunity for the public, but also to cover the City basis for getting the necessary points to help reduce their flood insurance, if they happen to have that,

the City may follow that up in the future with the second workshop at time of adoption, to give the public an opportunity to comment on that. He would like to schedule a workshop, no later than June. Maria will assist in setting that date with Council and when set he will invite the public to see what the City's consultants come up with in terms of problems and ideas for solutions.

- **Code Enforcement-** The City has been out of a code enforcement officer now for a few months. The City lived with the part time code officer for at least 15 years, which is the time he has been with the City. For the first 10 years he was the code officer. He was able to get about a quarter of his time into the job. He has shared with Council his desire to go full time with this coming budget. Council had asked him to come back during the visioning workshop and give them a preliminary. He just wanted to again, express his concern that things are getting a little out of control, not just residential, but commercial businesses as well. He just wants to make sure that when it comes time for code enforcement and Council get a call from an irate small businessman that you have your staffs back. Because he just wants to make sure that he is given the level of enforcement that Council wants. And right now, his understanding of Council's flexibility is that if it requires a permit, they do not get it because he is not letting them put something permanent on the ground, if they do not have their site plan approved. He can do driveways, fill, and clearing but Council decided to stop where permits are needed. Hopefully, they can find a solution to that at the visioning workshop.
- **S. Carolina/ N. Pine Traffic-** He got a call from a concerned resident at North end of Pine Street for a couple reasons. One, she was hearing rumors about a storage facility coming in, he assured her that's not happening, but he did share with her that there is that potential Fish Camp coming, the one with the beautiful cottages. She did not have problem with that. But she also expressed that there are already a lot of trucks using that road. The City has a sign for no through trucks, but a lot of trucks are using. They can tell that because just looking at the road and the corner sign gets knocked down all the time. And honestly, he thinks the City needs to extend the no truck to North pine and the east side of South Carolina, not west to Babcock, but east from Broadway to Pine and North pine, he would like to extend as no truck and lower the speed limit, so it gives our officer an opportunity to enforce that as well. And they may even want to even do some potential physical road changes. If that is not enough, he thinks they should start with signage and maybe start with some other regulatory things and some enforcement see if that works, and if that does not, they need to maybe go some other things. And maybe we might even want to even think about maybe doing a traffic count of the types of vehicles. He suggested putting the counter back out and seeing if they can figure out how many trucks might be using that at the corner on South Carolina before the corner it would be good spot.

Council Member Salgado stated that New York and Broadway also get congested, and she understands why they go down that way. If they are going to do that then they have to produce another solution for that.

Manager Mathes reminded Council that a successful downtown has traffic problems. At some point you want cars to go very slow when you're downtown, because that's where you got people walking, crossing the street, and you want them going slow. He is not saying there is not a problem, he will certainly look into that, but some places he is happy people are going slow and North Broadway's is one of them, for sure.

- **Outdoor storage related to Concrete business-** The City has a gentleman wanting to come in with a nuance on concrete. Th City has an exclusion for concrete batch plants. He does not want to do concrete batch plant. He just wants to store his material separately and he wants to come pick those up in separate bins, not mix them in separate bins and drive them off the site. Because apparently there are some vehicles that do the mixing in the vehicle at the job site. He thinks it is a pump truck, is what it does. He is in the pumping business, and they do not premix it like a mixer, they wait till they get to the job site when they do the mixing. He is looking for outdoor storage. There is no mixing, there is no batch plant, there is no creating. He is just storing three separate items.

Mayor Tyson asked where does he want to do it.

Manager Mathes responded that it would be in Nick's place, Antiquo Stone. He added that Nick use to have a side where he kept cement in. He wanted to confirm that his interpretation of the code was correct, and the applicant will still have to come to Council for a site plan amendment, it may meet staff requirements, but he does not know yet because he has not submitted an application. He asked Council if they were ok with his interpretation of that use. Council agreed.

Attorney Dill asked how high are the silos.

Manager Mathes responded no more than the height limit of that district, 30/32 feet.

- **Nasa Flood Study** –FAU is doing a partnership with NASA on doing a flood study and they just asked if the City wants to be part of it. It just means he gets to go to a couple of meetings and participate. He is going to send them a letter saying that the City would love to be involved and then if any good comes out of it he will let Council know.

- **FACT Resource Center update-** He presented a brochure to Council. He wanted to talk to Council more about the partnerships about which they have talked. FACT is not a very old nonprofit, and FACT is not a service nonprofit they are more of a coordinating nonprofit, not that they have not done projects, but they are more coordinating body, and without a deep history, there is a lot of reluctance in the community to donate to them because they do not have a track record. They have been working with two very established nonprofits, one is the Economic Opportunity Council. They are the ones who run the Head Start program and other things, and the Motivational Edge, with Ian Welsh, although he is new to the county, he has done great things already being here, but he has a long track record in South Florida, having done a number of youth campuses and development programs. And they are waiting for the EOC board to formally agree to a more in-depth partnership on this. The details would be work out through a written agreement of some type, but it seems to be moving from a FACT Resource Center to a consortium of a nonprofit resource center. It was always intended to be a resource center for nonprofits to come and provide their services. That is what the whole thing is about. But it was always going to be FACT, making it happen, and now it is going to be a consortium of nonprofits to make it happen, because they need their depth, they need their history in the community. They need their respect to the community, not that the FACT does not have respect, but just do not have the long-term record yet to get that done. And they are taking a couple of months off of this process because summer is not a great time for fundraising. It will come back in time, just for the season. They can then be in full ground, have the partnerships in place, and then hopefully hit the ground fundraising a little harder this winter still with the hopes of being under construction in late 25.

And the other update was that the City has asked Fellsmere Farms to donate five acres to the City of Fellsmere, but that is not in the city. It was not in the city when they annexed originally, because they did not have 100th Lane/ 100th Place that would have created an enclave. They purposely left out that five-acre piece because they could not allow the creation of an enclave. Now that enclave is gone, he reached out for them to donate that, and they have agreed to donate that. So instead of the Resource Center being on the EOC two acres and two acres of the City of Fellsmere, they are now going to put the center on that five acres and it is now a bigger lot. He thinks it's better location, because 101st is the northern bypass, so they will have a direct connection along 101st. They will be able to come right off 101st and CR512, so it makes it easier for people coming and going to the center who might not be city residents to be able to access it without having to drive in town up Willow.

And on top of that, they have agreed not just to give the City the five acres, but also to build a 4000 square foot metal building that they can have vocational education in. The City was reached out by Youth Guidance, who wants to bring vocational training out here. That is a long track record as well, and they needed a space. And he was able to squeeze Fellsmere Farms for both the site and the space. He got verbal commitments, and he is seeking a letter of memorandum understanding just to have it in writing. He thinks things are going well, they are getting more energy into it, he thinks it is going to be a resounding success but again they will be taking a few months off to reorganize, hit the ground running come late summer, and see what we can do over the winter.

Just a reminder of upcoming meetings and due dates:

- July 11- 7p City Council Meeting and 6p Budget Workshop
- Form 6 - due 7.1.24- time is getting near please see Maria if you need help.

He provided a copy of the updated Capital projects list.

10. MAYOR'S MATTERS:

Mayor Tyson was asked to mention that they are getting a lot of questions about the butterflies along CR512. Ernie and Jan Wilson, they have been here 12 years, are part of the community. They actually have been doing the Beautification Committee, one of her neighbors and a friend of hers, they've been running the Beautification Committee for the last couple of years. They live in the county, there is nobody in the city who wants to do Beautification Committee anymore. They are not going to do it anymore; they said the Memorial Day service was their last event. They will be resigning formally.

But Ernie and Jan already had some plywood left over, and he cut those butterflies out. And he said, you start hanging those things around the City, somebody is going to complain about it. So far, nobody has, all he has is compliments. He thinks they are really great and to the point where Nick over at the Ditch 13, next to Marsh Landing is selling them now, but that is who is doing them. Ernie and would appreciate a comment.

Manager Mathes stated that they have done their part, and the butterflies look great. He asked all to now that they know that they will be resigning to help the City find some replacements.

Mayor Tyson attended the Council of Local Governments in Fort Pierce. That committee is made up of members from the school board, the County Commission, and the municipalities for the four counties. He also attends the League of Cities, which is made up just the mayors and city council people from the four counties, Indian River, St Lucie, Martin, and Okeechobee. And they are great networking venues. He has always enjoyed it and he has been part of it ever since they were formed, and they get really interesting speakers in there with people that the stuff that they work with all the time, and it is a good way to pick up information. They had a speaker that is the Communications Director for St. Lucie County, and she gave some good points on how to deal with the media. He added that those meetings are interesting, and they do a lot of advocating. There's a whole group that goes to Tallahassee, when they have the legislative days up there, where you can actually go in and talk to your Senator or Representative. He will miss it when he is not there anymore, or even on the Council. So, whoever takes this place, he would certainly recommend that they continue going down there.

11. COUNCIL MEMBER'S MATTERS:

Council Member Herrera- He stated he had no matters.

Council Member Salgado- She stated he had no matters.

Council Member Hernandez – She stated he had no matters.

12. CITY ATTORNEY'S MATTERS: Attorney Dill stated that he had one items but that Attorney Rhodeback will be presenting it to Council.

Attorney Rhodeback stated that a couple of meetings ago they had a conversation about Vertical Bridge, the cemetery cell tower and he was asked to investigate what the state archeologist or district medical examiner would look for when conducting excavation or exploratory digging, when it is believed there might be some sensitive artifacts or human remains below the surface. He contacted both and he also did some of his own research. He did narrow it down to a couple of points for Council's consideration.

First and foremost, the first line of defense was done, the ground penetrating radar is the least invasive of the options, and that was performed here. Now if Council wants to continue exploring subsurface, some of the soil beneath they have a few options available. The first one is the most invasive, but not as invasive as just taking a bulldozer and lifting everything up. That would be what they refer to as echo trenching, which is almost exactly like it sounds. You have set spacing for intervals in which you dig a trench, examine the material that has been dug up and see if there is any evidence of artifacts or human remains. But in order to do so, they are going to be utilizing heavy equipment to have that done but they will not be doing a large area. They will be digging lines and set intervals.

Another option is less invasive than the backhoe, but it involves the same process. It will just take longer to do and requires more manpower, which is hand trenching, similar backhoe trenching set intervals of spacing, but people are doing it with the shovel. So that way, if they contact human remains, they have to worry about the point of the shovel, not the two-time machine that is on the surface.

The last option is instead of the trenches, it would be what they call test units or excavation units, which from the pictures that he has seen or how it was described to him, instead of a lined trench, it would almost be in a triangular, rectangle or square like shape at various points throughout the exploratory area, there is hand digging to examine the material underneath the surface.

All three of those, however deep as you go, will be subject to OSHA regulations, which he believes are six to three feet depending on the structure of the walls that are trenches that way, nobody gets in there, and then all of a sudden, the trench falls down or collapses upon them. Those were the three options that were discussed, that if you are not going full blown, I am just going to start digging up the area, and they want to continue more exploration, which is the way they would do it. He had asked me to investigate, he tried to interpret the best way he possibly can, in the most simplistic terms, and where they go from here, as always, is a Council decision.

Manager Mathes asked him to summarize where they left the conversation with the tower company, and does the City owe them something.

Attorney Rhodeback stated that they are going to want an update. The tower company has waited patiently to their credit. They negotiated pretty much every term of the lease that they were concerned with until the last time this was discussed in which Council member Renick brought up that before they start digging up the whole foundation for the cell tower to find out from the archeologist to see what they would like, if they thought human remains were down there, what they would do to try to explore that before using the most invasive option.

Manager Mathes stated that he believes their next step is to tell them whether or not the City is willing to enter the contract as is, or whether they want one more adjustment to provide direction on how they need to proceed on any additional pre investigation, which would be the trenching or the spot poles, whether it is hand or machine. Do they want to force them to do that before they start major construction and if they do, the City attorney needs to revise the lease and get it back into them so they can see what we're asking.

Attorney Rhodeback added that he wanted to be clear that if human remains are found, jurisdiction for the City, jurisdiction for the tenant is lost, they must be contacted. The point remains is that they could not ignore the human remains without committing an egregious crime. It is a crime under Florida law if they continue to excavate in the face of human remains.

Manager Mathes recommended that they do include a clause in the contract to require a ground disturbing investigation and recommended the trench method. And he does not think they need to do it over the entire compound, they just need to do it wherever they are going to have a structure. So that would be their shed for their equipment, and it would be their foundations for the tower, whatever those are. He recommended to be more than one space, no more than three feet apart. And they have to do that report on the results before the City offers a notice to proceed with construction. Council Agreed.

Manager Mathes asked that the City Attorney's office draft that edit and he is comfortable if Council is if they could share that directly with the tenant, he does not think it needs to come back to Council before it is shared with tenants, but it would come back to Council for final approval. Council Agreed.

13. NEW BUSINESS:

- (a) USDA LOAN RESOLUTION/** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FELLSMERE AUTHOURIZING AND PROVIDING FOR THE INCURRENCE OF INDEBTNESS FOR THE PURPOSE OF PROVIDING A PORTION OF THE COST OF ACQUIRING, CONSTRUCTIONG, ENLARGING, IMPROVING,

AND/OR EXTENDING ITS 2023 ILF ALPHA E SIDE BOOM MOWER AND EQUIPMENT FACILITY TO SERVICE AN AREA LAWFULLY WITHIN ITS JURISDICTION TO SERVE.

Mayor Tyson introduced the Resolution and Attorney Perez read Resolution No 2024-53, by title only.

Grant Administrator Laura Hammer reminded Council that they approved the grants department and the City to submit an application for an ILF Alpha brush cutter for the Public Works Department. When they originally put in the application, the USDA's portion of the entire purchase price of the ILF Alpha mower, was \$165,900 which is 55% and the City's portion is 45%, after the application was submitted, the price of the brush cutter went up. The grants department petitioned the USDA to provide more money and give the City \$176,135 which is 55% of the increased price. For quite a while, everything was moving along, and she was getting messages saying that the documents were being processed and that the City would hear something soon. And she recently got a message from the grant administrator at the USDA stating that her boss told her that they needed a copy of the original loan resolution. And Laura told her that they are not requesting the \$165,900 anymore and she said she understood that, and that the USDA have a lot of paperwork and they apparently will not continue to process our application for the \$176,135 until the City provides them with the resolution. For Andy to get his mower, Council needs to approve this outdated resolution so the USDA can have a copy of it.

Manager Mathes stated that he thinks they are treating this as an amendment.

Being no further discussion Mayor Tyson entertained a motion.

MOTION by Council Member Renick **SECONDED** by Council Member Hernandez to approve the USDA Loan Resolution.

ALL AYES

MOTION CARRIED 4-0

- (b) Approval of Boromei Contractors Change Order #1 for HLMP Public Works Building hardening project.

Grant Administrator Laura Hammer stated that this project is underway. She has heard that Boromei is doing a good job. She reminded Council that on March 7th they approved the contract between the City of Fellsmere and Boromei. They are asking for approval of change order number one to provide for an additional \$7,554.82 for additional cost because of louver measurement changes, the measurement on the original plan did not reflect the field measurements that Boromei made. When they sent the new measurements to the louver supplier, they were issued a higher cost for the larger louvers. This amount of these funds is available in the grant itself, so the additional \$7,554.82 can be paid out of grant funds it will not come out of city funds. For that reason, she feels that she would ask Council to please approve this so that Boromei may continue the hardening that they are doing at the Public Works building.

Being no further discussion Mayor Tyson entertained a motion.

MOTION by Council Member Hernandez **SECONDED** by Council Member Salgado to approve Boromei Contractors Change Order # 1 for HLMP Public Works Building hardening project.

ALL AYES

MOTION CARRIED 4-0

- (c) Approval of MBV Engineering, Inc. Work Authorization # 1 for professional engineering services for the State Street Stormwater Reservoir Expansion.

Grant Administrator Laura Hammer stated that they have already been providing survey services, environmental studies, design and permitting in regard to the existing wet retention pond that will allow for additional stormwater storage. The state 404 program, which covers wetland permit was removed from the jurisdiction of the Florida Department of Environmental Protection Agency, which

it had been in, which we'd been operating under at this point for any project that requires wetland permits, agencies and cities are having to go to the US Army Corps of Engineers to get a permit since the Federal Department of Environmental Protection, 404 permits are on hold right now, and the ruling that came down putting a hold on the 404 was not anticipated or included in MBV's original scope of work. It is going to require additional work and services on their part, and therefore more fees. Because of this, they have issued work order number one requesting an additional \$4,300, this is not something that the project can move forward without, because the City has no idea when or if that 404, hold on the Federal Department of Environmental Protection will be lifted.

Mayor Tyson asked if this additional money requested covered in the grant.

Grant Administrator Hammer responded that this was never coming out of grant funds.

Manager Mathes added that for 90% of the grants, the City does the local design and permitting as their share and the City also usually pays for the CEI. Some grants are designed with CEI included, but others are not. This particular program does not include design, so any increase in design costs is on the City.

Being no further discussion Mayor Tyson entertained a motion.

MOTION by Council Member Salgado **SECONDED** by Council Member Herrera to approve MBV Engineering, Inc. Work Authorization #1 for professional engineering services for the State Street Stormwater Reservoir Expansion.

ALL AYES

MOTION CARRIED 4-0

(d) Approval of Request for Proposals for Trimming and Removal Services.

Public Works director stated that this is a request for tree trimming and removal services for trimming trees throughout the city, parks, everything, all city owned property, to get some prices on it, get a bid opening on it, and see who they can get in here to start trimming some trees.

Manager Mathes shared the selection criteria that the City will be using. The City is giving most of their points to the cost effectiveness and value of the services offered, some money for veteran approach to dealing with this, references, qualifications of the firm. Basically, Andy will get a couple people together, they will review what comes in, like subjective/objective, back to Council, then with those rankings and ask permission to go from there.

Mayor Tyson asked if this is just a request for proposal. Manager Mathes confirmed.

Manager Mathes added that this is probably one of many that they will be doing over the next year or two, as we try to formalize informal vendors that come and go to a more formal continuing service type contracts for vendors so that Andy has like a one to three year set thing, they do not have to worry about it. It reduces the paperwork instead of doing for every job or every year whatever it, just get it done and move forward.

Being no further discussion Mayor Tyson entertained a motion.

MOTION by Council Member Herrera **SECONDED** by Council Member Hernandez to approve the Request for Proposals for Trimming and Removal Services.

ALL AYES

MOTION CARRIED 4-0

(e) Discussion and direct course of action for Solid Waste Services.

Manager Mathes stated that he brought this back many months ago and talked about how the counties is expiring and they're going out on their own, and that the City really had to wait to find out if they went universal or state subscription they did go universal, so the City can no longer piggyback directly on their contract and use their rates directly, but they did allow the City through their contract to negotiate. The question then becomes, is our negotiation still close enough to their RFP to let it count for the competition. That is the whole purpose of having RFPs and bids. Attorney Dill has opined that he really cannot make that decision until he knows specifically what the City would be proposing to adopt. The farther away the City gets from the rates that are in the RFP that was ultimately selected, the more likely it is not going to allow the City to negotiate directly, and the City should have to go out to their own bid. He would like the City to at least try first to see if Waste Management would give the the exact same rates for not universal, but for subscription service or universal, in his opinion, which is in the RFP. And then hopefully the city attorney's office could say that is close enough and the City does not need to go out for any more competition and then the City could just execute a contract with Waste Management directly. If the prices will not come back because we do not have enough subscriptions, because all the City has is just a handful at this point in time, they have about 50, which is not a lot. He is talking about residential, when he says 50, all the commercial has to be the residential is by choice. And if the City gets the same prices, that is where he would go. If not, then he would say they have to go out for RFP at that point otherwise the City will have no trash service in town.

This does not deal with recycling. It only deals with solid waste pickup. The City's current agreement is subscription for residential and universal for non-residential. And Council's direction was to keep it that way and because of the county wanting universal. If the County stayed subscription, they could just piggyback and be done with it. But because of that change, Council has two decisions to make, do they want to stay with stay with subscription and if that answer is yes, then they can try to negotiate to get the same prices. If the answer is, let us go to Universal, let us just go piggyback. He did add that for new subdivisions, the city's current draft that Council all could change if they choose, Marian Estates residents would have to have pickup.

After discussion Council decided to stay subscription and authorize City Manager Mathes to negotiate. Manager Mathes will update Council once he talks to Waste Management.

(f) Discussion on City Clerk yearly review.

Manager Mathes stated that it is Maria's turn for her yearly review. His hope is that they can have a successful review. At this point they have given her some great adjustments in the past to bring her in line with her qualifications that she recently received. He suggested treating her like other staff, but that is Council's choice. Beyond that he thinks everybody believes she is doing an absolutely wonderful job. Council can talk about her performance and direct her increase if chosen.

Mayor Tyson stated that he cannot say enough good things about Maria. She what she has done with that office up there, and what she inherited, I do not know how she got it done, really. And she has taken all of her training. And she is now going for her Master's Municipal Certification.

Manager Mathes stated that he supports a higher than staff bump when she crosses that threshold. She is highly liked by all and everybody that she meets too.

Mayor Tyson stated that he does not know what they would do without her. She's been training Miriam up there to kind of fill in for but just like with this Form six, I don't know how in the world any of us would have gone through that, that that thing is just absolutely ridiculous, because the research that you have to do and Maria just gets up there and clicks along on that computer and fills it. it is just almost everyday stuff. The one thing that I've done with Maria and she was she agreed to it, is bringing her along to some of those committee meetings he attends, and she's learned a lot. She

has gotten a lot out of now, when she wants to know something from somebody that has been a clerk longer than her, she knows who to call. She is worth everything that the City can afford to give her.

Vice Mayor Herrera asked what is the staff percentage.
Manager Mathes stated that normally staff is 3%, but she is a Charter Officer, and her raise is purely up to Council, but he asked if she is given a raise if it could start on October 1st. Council Agreed.

Mayor Tyson asked if they still need to do an evaluation.
Manager Mathes stated that not technically, but she would love to see the forms.
Vice Mayor Herrera and Council Member Hernandez stated that they have submitted their forms.
Vice Mayor suggested 7%.

Being no further discussion Mayor Tyson entertained a motion.

MOTION by Council Member Herrera **SECONDED** by Council Member Hernandez to approve a 7% salary raise to City Clerk Maria Suarez-Sanchez.

ALL AYES

MOTION CARRIED 4-0

(g) RESOLUTION No 2024-63/A RESOLUTION OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA CALLING FOR A SPECIAL ELECTION IN THE CITY OF FELLSMERE FOR AUGUST 20,2024; STATING WHERE THE ELECTION SHALL BE HELD, NAMING THE OFFICE TO BE FILLED; CAUSING THE NOTICE OF SPECIAL ELECTION TO BE PUBLISHED IN ACCORDANCE WITH FLORIDA LAW; ESTABLISHMENT OF A QUALIFYING PERIOD; DELEGATING ADMINISTRATION OF THE SPECIAL ELECTION IN MATTERS RELATING TO VOTERS, VOTING METHODS, PROCEDURES AND CANVASSING TO THE SUPERVISOR OF ELECTIONS FOR INDIAN RIVER COUNTY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Tyson introduced the Resolution and Attorney Dill read Resolution No 2024-63, by title only.

Mayor Tyson stated that it is his understanding that the City is piggybacking on the primary election. This is very unusual, but it is a learning process for all. The qualifying period is only one week.

Being no further discussion Mayor Tyson entertained a motion.

MOTION by Council Member Herrera **SECONDED** by Council Member Salgado to approve Resolution No. 2024-63.

ALL AYES

MOTION CARRIED 5-0

14. ADJOURNMENT: There being no further business Mayor Tyson adjourned the meeting at 8:52p.m.

These minutes were approved by the City Council of the City of Fellsmere this ____ day of June 2024

Maria F. Suarez-Sanchez, CMC, City Clerk
CO20240606MINUTES.DOC

**City of Fellsmere City Council
Agenda Request Form**

Meeting Date: June 6, 2024

Agenda Item No. 6(a)

- | | |
|--|---|
| <input checked="" type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> RESOLUTION |
| <input type="checkbox"/> Ordinance on Second Reading | |
| <input checked="" type="checkbox"/> Public Hearing | <input type="checkbox"/> DISCUSSION |
| <input type="checkbox"/> ORDINANCE ON FIRST READING | <input type="checkbox"/> BID/RFP AWARD |
| <input type="checkbox"/> GENERAL APPROVAL OF ITEM | <input type="checkbox"/> CONSENT AGENDA |
| <input type="checkbox"/> Other: | |

SUBJECT: Public Hearing for Comprehensive Plan Text and Future Land Use Amendment for Fellsmere 392 (Fellsmere Preserve).

RECOMMENDED MOTION/ACTION: Conduct second public hearing and approved Ordinance 2024-14.

Approved by City Manager *Mark Mathis* **Date:** 6.13.24

Originating Department:	Costs: Funding Source: Acct. #	Attachments: Ordinance 2024-14.
Department Review: <input checked="" type="checkbox"/> City Attorney _____ <input checked="" type="checkbox"/> Comm. Dev. _____	<input type="checkbox"/> Finance _____ <input type="checkbox"/> City Engineer _____ <input type="checkbox"/> FPD _____	<input type="checkbox"/> Public Works _____ <input type="checkbox"/> City Clerk _____ <input checked="" type="checkbox"/> City Manager _____
Advertised: Date: June 7, 2024 Paper: Indian River Press Journal <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone____ or Not applicable in this case <u>X</u> Please initial one.

Submittal information: Council meets on the first and third Thursday's of each month. Agenda submittal deadline to the City Clerk is 5:00 p.m. of the last and second Thursday of each month. Therefore the deadline of the Agenda Request Form to the City Manager shall be the last and second Monday prior to the Thursday deadline.

Summary Explanation/Background:

Developers of a 392-acre parcel on the north side of CR512 east Interstate 95 (I95) are requesting a future land use and text amendment to the Comprehensive Plan. The future land use amendment is to adjust the line between REAC and LDMXN future land use designations on the property to align the proposed parcel lines of the commercial plat. The text amendment adjusts certain of their site specific policies. The Applicant is also requesting an amendment to the Annexation Agreement for the same reasons. The Annexation Agreement amendment will be under a separate item after the Comprehensive Plan amendment is approved by the State.

Pursuant to our land development code, the zoning will be Planned Development District given the size of the parcel. The Planned Development will be under a separate item after the Comprehensive Plan amendment is approved by the State.

**ORDINANCE
NO. 2024-14**

AN ORDINANCE OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, AMENDING THE TEXT OF THE COMPREHENSIVE PLAN AMENDING CHAPTER 1. FUTURE LAND USE ELEMENT GOAL FLUE B. FUTURE LAND USE MAP, OBJECTIVE FLUE B-4 FELLSMERE 392 AND AMENDING THE COMPREHENSIVE FUTURE LAND USE MAPS TO CHANGE THE LAND USE CLASSIFICATION FROM REGIONAL EMPLOYMENT ACTIVITY CENTER (REAC) TO LOW DENSITY MIXED USE NEIGHBORHOOD (LDMXN) FOR 2.68 ACRES, MORE OR LESS; LOCATED IMMEDIATELY EAST OF INTERSTATE 95 AND NORTH OF COUNTY ROAD 512 WITHIN THE DEVELOPMENT KNOWN AS “FELLSMERE PRESERVE”; PROVIDING FOR RATIFICATION; AUTHORITY; COMPREHENSIVE PLAN TEXT AMENDMENT; MAP DESIGNATION; TRANSMITTAL PHASE; ADOPTION PHASE; TRANSMITTAL OF DRAFT PLAN AMENDMENT AND FINAL ADOPTION DOCUMENTS; COMPILATION; SEVERABILITY; CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapters 163 and 166, Florida Statutes, provides authority for the City of Fellsmere to prepare and enforce Comprehensive Plans for the development of the City; and

WHEREAS, Section 163.3161 et. seq. Florida Statutes (2023), established the Community Planning Act, which mandates the preparation of comprehensive plans and unified land development regulations for all units of local government; and

WHEREAS, the Florida Legislature has reconfirmed that Sections 163.3161 through 163.3217, Florida Statutes (2023), provides the necessary statutory direction and basis for city officials to carry out their comprehensive planning and land development regulations powers, duties and responsibilities; and

WHEREAS, the Comprehensive Plan has been found to be in compliance by the Department of Economic Opportunity; and

WHEREAS, Sections 163.3184 and 163.3187 Florida Statutes (2023), provide authority to adopt this Ordinance amending the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission acting as the Local Planning Agency has reviewed the proposed changes to the Comprehensive Plan and held an advertised public hearing on March 6, 2024 and recommended to the City Council the adoption of the amendments to the Comprehensive Plan; and

WHEREAS, based upon public hearings and due consideration, the City Council believes that the health, safety, welfare, environmental and general conditions of the citizens of the City are furthered by the amendments to the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. RATIFICATION. The above recitals are hereby ratified, adopted and incorporated herein as legislative findings of the City Council.

SECTION 2. AUTHORITY. This Ordinance is being adopted pursuant to Article VIII, Section 2, Constitution of the State of Florida; Chapter 166, Part I, Florida Statutes (2023), and Chapter 163, Part II, Florida Statutes (2023).

SECTION 3. COMPREHENSIVE PLAN TEXT AMENDMENT. The Comprehensive Plan Chapter 1. Future Land Use Element Goal FLUE B. Future Land Use Map Objective FLUE B-4 Fellsmere 392 to read as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

SECTION 4. MAP DESIGNATION. Subject to the conditions set forth in Chapter 1 Future Land Use Element Goal FLUE B. Future Land Use Map Objective FLUE B-4 Fellsmere Preserve, LLC the Comprehensive Plan Future Land Use Maps shall be amended to include the following described land and designate the same in accordance with the requirements of Florida Law as follows:

LOW DENSITY MIXED USE NEIGHBORHOOD (LDMXN)
Legal Description and Sketch.

See Exhibit "B" attached hereto and by this reference made a part hereof.

SECTION 5. TRANSMITTAL PHASE. The Comprehensive Plan amendment to Chapter 1. Future Land Use Element Goal FLUE B. Future Land Use Map Objective FLUE B-4 Fellsmere 392 as set forth in Exhibit "A" and amendment to the Future Land Use Maps as set forth in Exhibit "B" are approved for transmittal to the review agencies and the State Land Planning Agency (Florida Department of Commerce) as provided in Section 163.3184 Florida Statutes 2023, within ten (10) working days after the initial public hearing.

SECTION 6. ADOPTION PHASE. The State land planning agency (Florida Department of Commerce) and reviewing agencies have reviewed the amendments as contained herein and had no comments related to important state resources and facilities that would be adversely affected by the amendments. Therefore, the text amendment to Chapter 1. Future Land Use Element Goal FLUE B. Future Land Use Map Objective FLUE B-4 Fellsmere 392 as set forth in Exhibit "A" and the Future Land Use Map amendment as set forth in Exhibit "B" are adopted as of the effective date of this Ordinance.

SECTION 7. TRANSMITTAL OF DRAFT PLAN AMENDMENT AND FINAL ADOPTION DOCUMENTS. The City Manager is directed to transmit a certified copy of this Ordinance and the Comprehensive Plan amendments and appropriate supporting data and analyses to reviewing agencies designated under Section 163.3184 (3) Florida Statutes 2023 within ten (10)

working days after the initial public hearing and proceed in accordance with the provisions of Chapter 163, Part II, Florida Statutes 2023. The adopted Comprehensive Plan amendments, along with all supporting data and analysis shall be transmitted within ten (10) working days after the second public hearing to the State land planning agency (Florida Department of Commerce) and any other agency or government that provided timely comments. See Section 163.3184(3) (b) 1 and (c) 2, Florida Statutes (2023).

SECTION 8. COMPILATION. The provisions of this Ordinance may be incorporated into the City of Fellsmere, Florida Comprehensive Plan and the word “ordinance” may be changed to “section”, “article”, “chapter”, or other appropriate word, and the sections of this Ordinance may be re-titled, re-numbered or re-lettered, to accomplish such condition.

SECTION 9. SEVERABILITY. If any section, part of a sentence, phrase or word of this Ordinance is for any reason held to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portions hereof and it shall be construed to have been the legislative intent to pass this Ordinance without such unconstitutional, invalid or inoperative part.

SECTION 10. CONFLICTS. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of conflict.

SECTION 11. EFFECTIVE DATE. As set forth in Section 163.3184 Florida Statutes 2023, the effective date of this Comprehensive Plan amendment, if the amendment is not timely challenged, shall be as set forth in the Notice of Intent issued by the Florida Department of Commerce notifying the City that the Comprehensive Plan amendment is complete. If timely challenged, this amendment shall become effective on the date the Florida Department of Commerce, or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

PASSAGE UPON FIRST READING

The foregoing Ordinance was moved for passage upon first reading this 7th day of March, 2024 by Council Member Renick. The motion was seconded by Council Member Hernandez and, upon being put to a vote, the vote was as follows:

Mayor Joel Tyson	<u>Capt</u>
Council Member Fernando R. Herrera	<u>Capt</u>
Council Member Inocencia Hernandez	<u>Capt</u>
Council Member Gerry Renick	<u>Capt</u>
Council Member Jessica Salgado	<u>Capt</u>

ATTEST:

Maria Suarez-Sanchez
Maria Suarez-Sanchez, City Clerk

ADOPTION

The foregoing Ordinance was moved for adoption by Council Member _____ . The motion was seconded by Council Member _____ and, upon being put to a vote, the vote was as follows:

Mayor Joel Tyson _____
Council Member Fernando R. Herrera _____
Council Member Inocensia Hernandez _____
Council Member Gerry Renick _____
Council Member Jessica Salgado _____

The Mayor thereupon declared this Ordinance fully passed and adopted this _____ day of _____, 2024.

CITY OF FELLOSMERE, FLORIDA

Joel Tyson, Mayor

ATTEST:

Maria Suarez-Sanchez, City Clerk

I HEREBY CERTIFY that Notice of the public hearings on this Ordinance was published in the Press Journal, as required by State Statute, that the foregoing Ordinance was duly passed and adopted on the ____ day of _____, 2024, and the first reading was held on the ____ day of _____, 2024, and that the first public hearing was held on the ____ day of _____, 2024, and that the second and final reading and public hearing was held on the ____ day of _____, 2024.

Maria Suarez-Sanchez, City Clerk

EXHIBIT "A"
TO
ORDINANCE NO. 2024-14
Comprehensive Plan Text Amendment

12.18.22

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**OBJECTIVE FLUE B-4, FELLSMERE PRESERVE, LLC
ORDINANCE NO. 07-07, (AMENDED BY
ORDINANCE NO. 2024-01, ADOPTED ON
_____, 2024)**

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The amendment to the Comprehensive Plan Future Land Use Maps as requested by Fellsmere 392 Preserve LLC is subject to compliance with the following conditions and requirements, which shall run with the land.

1. The density of the residential development on the above-described land shall not exceed 1.857 dwelling units per acre and such development shall be limited to the lands designated as Low Density Mixed Use Neighborhood (LDMXN) on the Future Land Use maps. All density may be transferred from lands placed in conservation easements in support of St. Johns River Water Management district permitting to other LDMXN portions of the site described in Exhibit "A" attached hereto. The commercial activity shall be limited to the land described in Exhibit "C" attached hereto.

2. Upon receipt of all environmental permits from the St. John's River Water Management District, Corps of Engineers, Fish and Wildlife Commission, and Department of Environmental Protection, the lands determined by those agencies to be under jurisdictional governance shall automatically be placed under a conservation easement as defined within the City's Comprehensive Plan.

3. A 100-foot buffer shall separate the Indian River County Gun Range from any publicly used or accessible areas and be no less than 1000' from any habitable structure.

4. Existing vegetation shall be left to provide a natural noise buffer between the project and gun range.

5. Enhanced buffers shall be used when placing development near the Indian River County Industrial lands to the East, which may include additional space or additional vegetative materials. This shall be at the discretion of the City when reviewing development plans based upon the topography and other environmental features.

6. The development will incorporate Green Building (LEED) buildings and site standards. The developer will, to the extent feasible and as determined by the developer, incorporate Green Building (LEED) buildings and site standards. However, the incorporation of Green Building (LEED) buildings and Site Standards shall not be a requirement of the development, to the extent feasible.

7. The owner/developer shall demonstrate prior to site plan approval that all concurrency provisions have been addressed or met including but not limited to: sanitary sewer, solid waste, drainage, potable water, parks and recreation, and transportation facilities, including mass transit, where applicable.

12.18.22

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8. The development shall work with Indian River County and the City to provide a location for a transit stop; shall include internal pedestrian and bicycle paths; and provide connectivity between the residential and commercial portions of the development.

9. To the extent approved by the State, the development shall be accessible to the St. Sebastian River Preserve State Park.

10. The City and the owner/developer will work closely with the County's Economic Development personnel to recruit commercial or other development desired by Indian River County.

11. Architectural and site design standards shall provide for a uniform theme or character of the development, with a mix of styles and range of prices to assure access by various income groups.

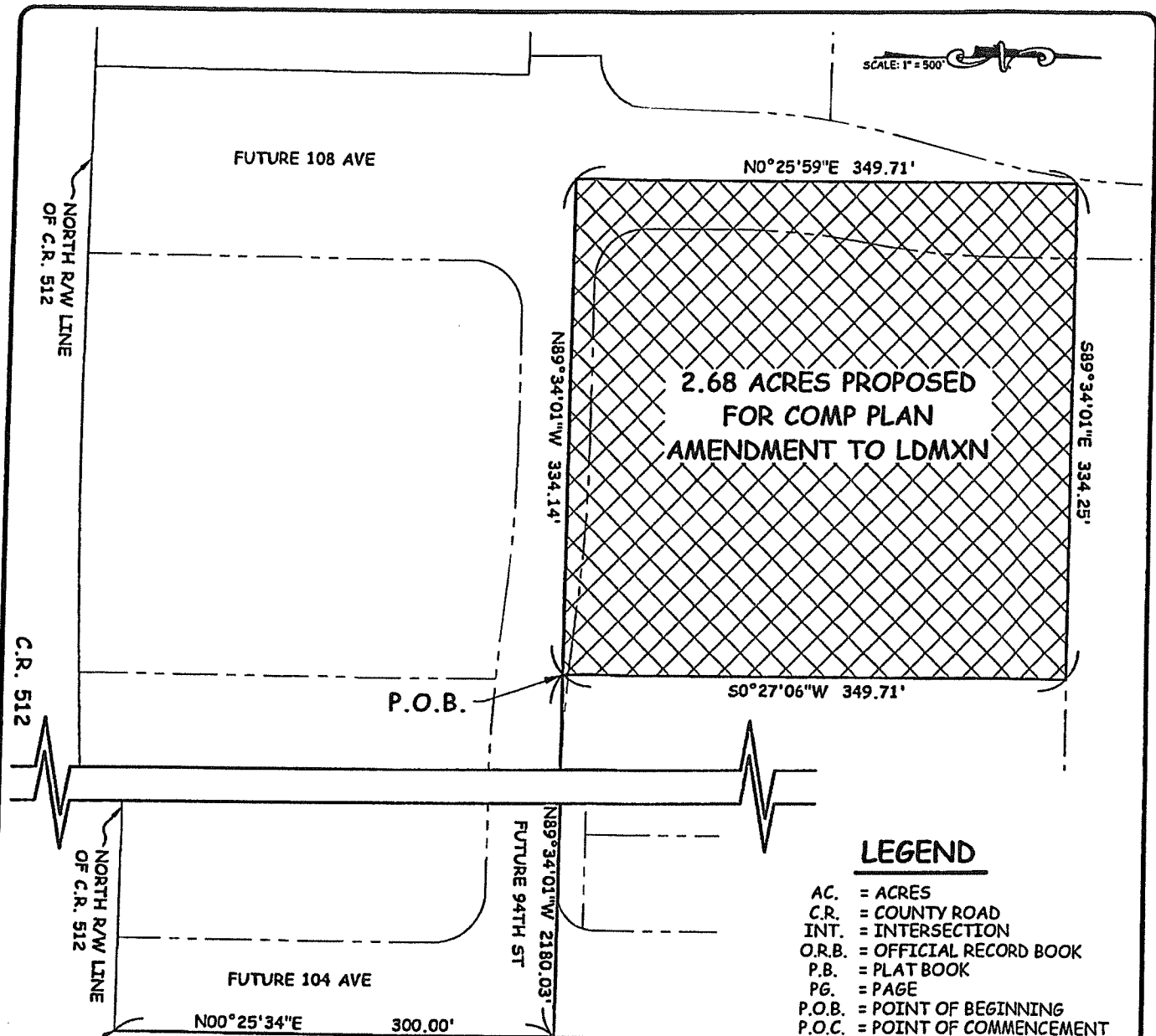
12. Deed restrictions shall include disclosure of the St. Sebastian River Preserve State Park's conduct of proscribed burns and the existence of the gun range to the East.

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EXHIBIT "B"
TO
ORDINANCE NO. 2024-14

Comprehensive Plan Future Land Use Maps Amendment

SCALE: 1" = 500'



LEGEND

- AC. = ACRES
- C.R. = COUNTY ROAD
- INT. = INTERSECTION
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SF. = SQUARE FEET
- RNG. = RANGE
- T.F.C.R.R. = TRANS FLORIDA CENTRAL RAILROAD
- TWP. = TOWNSHIP

P.O.C.
 INTERSECTION OF NORTH R/W LINE C.R. 512
 AND EASTERLY LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 21

SKETCH OF DESCRIPTION

BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 512 BEARING N 89°34'01" W.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NOT VALID WITHOUT PAGE 1 OF 2

THIS IS NOT A BOUNDARY SURVEY.

REFER TO THE BOUNDARY SURVEY PERFORMED BY KMA ENGINEERING & SURVEYING, LLC, DATED 7/12/23, PROJECT # 20-1021.


EXHIBIT "B"
PAGE 2 OF 2

WILLIAM HAYHURST
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA # 4416

JOB No.: 20-2095	DRAWN BY: PS/CW
	APPROVED BY: R. KEMERSON
SHEET: 2 OF 2	SCALE: 1"=500'
	DATE: 02/10/2023
	FIELD BOOK/PAGES N/A

CW	1/19/24	REDUCED SCALE, ADDED LOTS & R/W LINES, UPDATED REFERENCED SURVEY & UPDATED LEGAL DESCRIPTION
CW	1/29/24	REDUCED SCALE
	DATE:	REVISIONS

SKETCH AND LEGAL DESCRIPTION
PROPOSED ZONING MODIFICATION
 CITY OF FELLSMERE



ENGINEERING & SURVEYING, LLC.
 3001 Industrial Ave 2
 Fort Pierce, FL 34940
 PHONE: (772) 500-5505
 FBPE C.O.A. # 33705

May 3, 2024

The Honorable Joel Tyson
Mayor, City of Fellsmere
22 S. Orange Street
Fellsmere, Florida 32948

Dear Mayor Tyson:

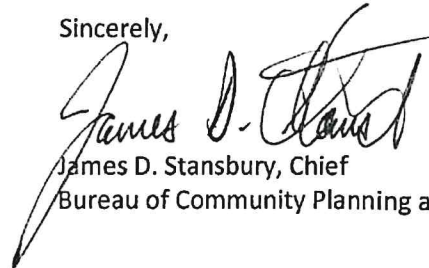
The Florida Department of Commerce (FloridaCommerce) has reviewed the proposed comprehensive plan amendment for the City of Fellsmere (Amendment No. 24-01ESR) received on April 3, 2024. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Adanis Suttle, Planning Analyst, by telephone at (850)-921-3269 or by email at adanis.suttle@commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS /as

Enclosure(s): Procedures for Adoption

cc: Robert Loring, Assoc. AIA/APA, City Planner, City of Fellsmere
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://fldeo.my.salesforce-sites.com/cp/>) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

**City of Fellsmere City Council
Agenda Request Form**

Meeting Date: June 20, 2024

Agenda Item No. 6(b)

- | | |
|---|---|
| <input checked="" type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> RESOLUTION |
| <input type="checkbox"/> Ordinance on Second Reading | <input type="checkbox"/> DISCUSSION |
| <input checked="" type="checkbox"/> Public Hearing | <input type="checkbox"/> BID/RFP AWARD |
| <input type="checkbox"/> ORDINANCE ON FIRST READING | <input type="checkbox"/> CONSENT AGENDA |
| <input type="checkbox"/> GENERAL APPROVAL OF ITEM | |
| <input type="checkbox"/> Other: | |

SUBJECT: Declare 12635 97th Street as surplus property

RECOMMENDED MOTION/ACTION: Conduct public hearing and declare 12635 97th Street as surplus property and direct staff to proceed with public sale.

Approved by City Manager *Nancy Smith* Date: 6-13-24

Originating Department: Grants	Costs: \$ 0.00	Attachments:
Department Review: <input checked="" type="checkbox"/> City Attorney _____ <input type="checkbox"/> Comm. Dev. _____	<input checked="" type="checkbox"/> Finance _____ <input type="checkbox"/> City Engineer _____ <input type="checkbox"/> FPD _____	<input checked="" type="checkbox"/> Public Works _____ <input type="checkbox"/> City Clerk _____ <input checked="" type="checkbox"/> City Manager _____
Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone ____ or Not applicable in this case <u>X</u> Please initial one.

Submittal information: Council meets on the first and third Thursdays of each month. Agenda submittal deadline to the City Clerk is 12:00 noon of the last and second Wednesday of each month. Therefore, the deadline of the Agenda Request Form to the City Manager shall be the last and second Monday prior to the Wednesday deadline.

Summary Explanation/Background:

Staff is requesting City Council declare 12635 97th Street as surplus property. The property is located within the CRA. The property consists of a single-family home on a typical urban lot. The lot was purchased with ARPA funds in support of the 97th Street flood mitigation project. The property being sold is being sold less the 40' front swath to be used in support of the 97th St. project. If declared surplus, the home will be sold in an "as-is" condition with no warranties.

Staff is requesting that the minimum bid amount for this property be set at \$100,000.00.

MINI PROPERTY REPORT

12635 97th St, Fellsmere, FL 32948



Presented by

Donna Miller | Broker-Associate | GRI

Florida Real Estate License: BK521021

Mobile: 7725710777 | Office: (772) 589-5470 | Fax: 772-999-5726

Main: VeroRealtor.Donna@gmail.com

RE/MAX Crown Realty

945 Sebastian Blvd.

Suite 6

Sebastian, FL 32958

12635 97th St, Fellsmere, FL 32948



Legend: Subject Property

Withdrawn • Withdrawn: 1/16/2024, MLS Listing 270928

List Price

\$269,000

Withdrawn Date: 1/16/2024
Listing ID: 270928

Current Estimated Value

\$245,560

Last RVM® Update: 5/18/2024

RVM® Est. Range: \$231K – \$260K

RVM® Confidence: ★★★★★

↓ RVM® Change - Last 1 Month: -\$760

➔ RVM® Change - Last 12 Months: –

Your Refined Value

\$267,846

Your Comp Analysis

\$295,442

Last Edited: 5/26/2024

\$219 Price per Sq. Ft.

Your Comp Analysis Range

\$187K – \$353K

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Public Remarks

This unique 3 bedroom 2 bath, country style home with oversized deep water pool, has plenty of storage space, one bathroom is inside the house and one bathroom has a walk-in shower outside by the pool, 2020 Roof, 2019 Water heater, and AC unit 2007. A copy of the Survey, Wind Mitigation and 4 Pt. Inspection is available upon request. The owner has a Termite Bond that is transferable, Home needs work, Owner will consider financing the property for 2 years to a qualified buyer. Room sizes are approx. Listing agent must be present for all showings, Must see to appreciate, VERY MOTIVATED SELLER

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Detached Home	-
Bedrooms	2	3	-
Total Baths	1	2	-
Full Baths	1	2	-
Partial Baths	-	-	-
Living Area (sq ft)	1,215	1,215	1,347
Building Area (sq ft)	1,215	1,215	1,347
Lot Size	0.32 acres	-	0.32 acres
Lot Dimensions	13939 SF	N/A	13939.2
Garage	Carport	-	Yes
Garage (spaces)	0	-	-
Pool	Yes	Private, Screened	Yes
Year Built	1964	1964	-
Roofing	Tar & Gravel	Shingle	-
Heating	None	One Central	-
Cooling	-	One Central	-
Fireplaces	-	Yes	-
Foundation	Retaining Wall	-	-
Construction	Concrete Block	-	-
Exterior Walls	Stucco	Brick, Concrete Block, Other	-
Number of Units	1	-	-
Number of Stories	1	1	-

Homeowner Facts

Owner Name (Public)	Hadden Albert T Jr
Mailing Address	12635 97Th St Fellsmere FL 32948-5304
Owner Occupied	Yes

Extended Home Facts



Legend: Subject Property

Interior Features

Appliance	Dishwasher, Dryer, Range, Refrigerator, Washer, Water Heater: Electric, Water Softener
Cooling	One Central
Floor	Terrazzo, Tile
Heating	One Central
Laundry	Room
General	No Inside Features, Smoke Detector
Window	Partially Furnished
Living Square Feet Range High	1400 sq ft
Living Square Feet Range Low	1201 sq ft

Interior Details

Base Area	1215 sq ft
Carport	462 sq ft
Floor Cover	Terrazzo
Interior Walls	Plaster
Porch - Open	72 sq ft
Porch Enclosed	60 sq ft
Utility/Storage Room	132 sq ft

Exterior Features

Roof	Shingle
Pool	Private, Screened
Parking	2+ Car Carport, Attached
Sewer	Septic Tank
Levels	1 Story
Surface Water	No Waterfront
View	Other
General	Fence, Outdoor Shower, Patio - Screened, Porch Covered, Porch/Enclosed
Lot Size Dimensions	N/A
Lot Size Range	1/4 to 1/2 Acre

Exterior Details

Lot Size - Square Feet	13939 sq ft
Lot Size - Frontage Feet	13939.2 sq ft
Lot Size - Depth Feet	87.0 sq ft
Lot Size - Acres	0.320 ac
Neighborhood Code	10106.54
Roof Type	Flat

Room Sizes

Bedroom	14x11	Living Room	14x17
----------------	-------	--------------------	-------

Bedroom	11x12	Family Room	15x12
Bedroom	11x12	Dining Room	13x14

Location Details

Directions to Property	West bound on Sebastian Bld. entering Fellsmere, turn right on Willow St., turn right on 97th Street, keep right, follow the dirt road, property on the right, see gate, sign in yard.
Subdivision	Fellsmere Farms
Zoning	R-3

Other Details

Effective Year Built	1984
Building Quality	C
Pool Size	450
Patio	815

Homeowners Association Info

Features	None
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AARP Livability™ Index for 32948

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual

0-19 20-39 40-59 60-79 80-100



Housing	73
Affordability & Access	
Neighborhood	40
Access to Life, Work & Play	
Transportation	49
Safe & Convenient Options	
Environment	69
Clean Air & Water	
Health	34
Prevention, Access & Quality	
Engagement	47
Civic & Social Involvement	
Opportunity	37
Inclusion & Possibilities	

Property History

Median Estimated Home Value

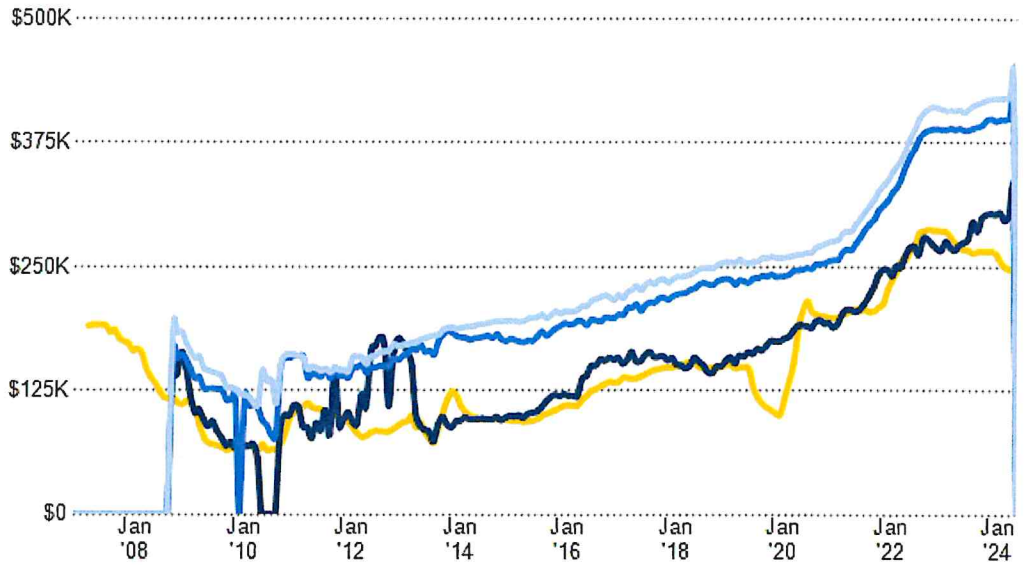
This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Fellsmere
- Indian River County
- Florida

Estimated Value:
\$245,560



Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$175,371	\$18,958	\$194,329	\$3,683
2022	-	-	\$78,187	\$838
2021	-	-	\$75,910	\$808
2020	-	-	\$74,862	\$789
2019	-	-	\$73,179	\$786
2018	-	-	\$71,814	\$789
2017	-	-	\$70,337	\$773
2016	-	-	\$68,890	\$749
2015	-	-	\$68,420	\$781
2014	-	-	\$67,880	\$756
2013	-	-	\$66,880	\$745
2012	-	-	\$65,770	\$726
2011	-	-	\$63,860	\$702
2008	-	-	\$72,150	-
2007	\$77,780	\$25,410	\$103,190	-
2006	\$102,730	\$28,050	\$130,780	-
2005	\$80,210	\$2,810	\$83,020	-
2004	\$80,210	\$2,810	\$83,020	-

Legal Description

APN	31-37-00-00001-1542-00001.1
Zoning	R-3
Census Tract	120610509.081015
Abbreviated Description	SEC/TWN/RNG/MER:SEC 00 TWN 031 RNG 037 FELLSMERE FARMS COS SUB PBS 2-1&2 N 165 FT OF W 87 FT OF E 151.98 FT OF TRACT 1542 (OR BK 506 PP 25)
City/Municipality/Township	Fellsmere, FL 32948

Price per Bedroom of Comps Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This Property
- Comps

This Property

\$89K 1

Comps

\$200K - \$225K 1

\$125K - \$150K 1

\$75K - \$100K 1

Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This Property
- Comps

This Property

1,347 sq. ft. \$267,846

Comps

1,600 - 1,800 sq. ft. \$522,500

1,400 - 1,600 sq. ft. \$375,000

Neighborhood: Housing Stats and Charts

	32948	Indian River County	Florida	USA
Median Estimated Home Value	\$302K	\$400K	\$422K	\$361K
Estimated Home Value 12-Month Change	+13%	+2.9%	+3.4%	+5.7%
Median List Price	\$814K	\$475K	\$445K	-
List Price 1-Month Change	+4.8%	+1.3%	+1.1%	-
List Price 12-Month Change	+33.4%	+11.8%	+2.1%	-
Median Home Age	34	32	35	43
Own	66%	80%	67%	65%
Rent	34%	20%	33%	35%
\$ Value of All Buildings for which Permits Were Issued	-	\$462M	\$36.9B	\$307B
% Change in Permits for All Buildings	-	-17%	+15%	+13%
% Change in \$ Value for All Buildings	-	-14%	+11%	+10%

Median Sales Price vs. Sales Volume

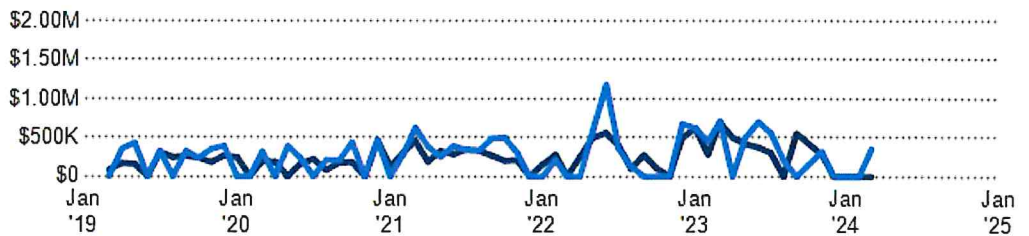
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

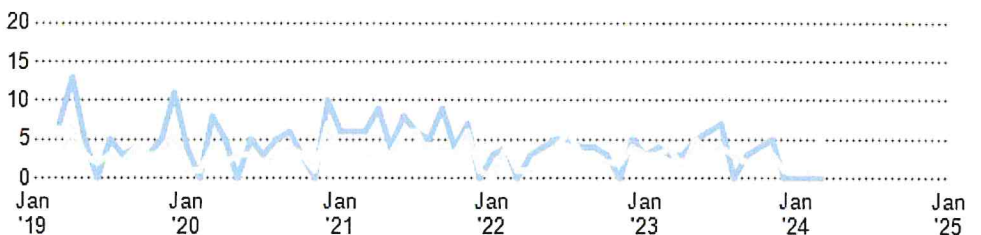
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

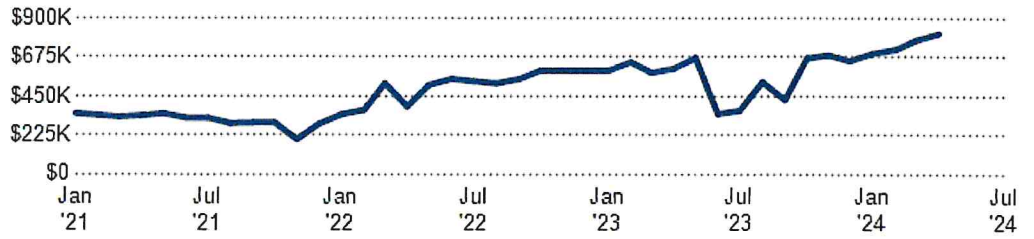
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

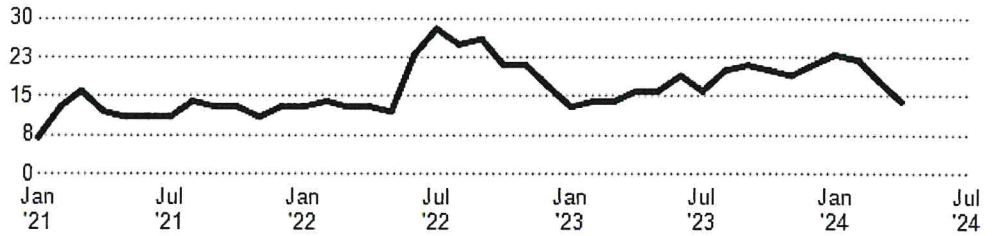
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



**City of Fellsmere City Council
Agenda Request Form**

Meeting Date: June 20, 2024

Agenda Item No. 6(c)

- | | |
|---|---|
| <input checked="" type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> RESOLUTION |
| <input checked="" type="checkbox"/> Ordinance on Second Reading | <input type="checkbox"/> DISCUSSION |
| <input checked="" type="checkbox"/> Public Hearing | <input type="checkbox"/> BID/RFP AWARD |
| <input type="checkbox"/> ORDINANCE ON FIRST READING | <input type="checkbox"/> CONSENT AGENDA |
| <input type="checkbox"/> GENERAL APPROVAL OF ITEM | |
| <input type="checkbox"/> Other: | |

SUBJECT: 2024 Community Redevelopment Plan update

RECOMMENDED MOTION/ACTION: Conduct public hearing and adopt Resolution 2024-35

Approved by City Manager  Date: 6/13/24

Originating Department:	Costs: Funding Source: Acct. #	Attachments: Res. 2024-35
Department Review: <input checked="" type="checkbox"/> City Attorney _____ <input type="checkbox"/> Comm. Dev. _____	<input checked="" type="checkbox"/> Finance _____ <input type="checkbox"/> City Engineer _____ <input type="checkbox"/> FPD _____	<input type="checkbox"/> Public Works _____ <input type="checkbox"/> City Clerk _____ <input checked="" type="checkbox"/> City Manager _____
Advertised: Date: _____ Paper: _____ <input type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <u>X</u> or Not applicable in this case ____ Please initial one.

Submittal information: Council meets on the first and third Thursday's of each month. Agenda submittal deadline to the City Clerk is 5:00 p.m. of the last and second Thursday of each month. Therefore the deadline of the Agenda Request Form to the City Manager shall be the last and second Monday prior to the Thursday deadline.

Summary Explanation/Background: The City Manager has prepared an update to the Community Redevelopment Agency's Redevelopment Plan. The LPA/PZC will formally consider the plan on June 19th to determine and find the Plan consistent and compliant with the City's Comprehensive Plan. The Community Redevelopment Agency recommended adoption by the City Council at their Jun 6, 2024 meeting. The 2024 CRA Plan update incorporates and proposes the following focal points:

1. Extends the time frame per the statutory enabling of 40 years from the time the initial plan was adopted, in this case, to 2046.
2. Acknowledges the accomplishments of the plan to date and underscores incomplete or desired new projects that will enhance the economic development, infrastructure, housing, and community support services desired in the redevelopment areas.
3. Creates a capital projects program with costs, funding sources, and time frames for completion to give the City's Redevelopment Agency guidance and earmarks for successful project completion.
4. Sets forth the desire to expand the district, incorporate enclaves, annex needed adjacent properties, and support public and private development projects.

The CRA 2024 Modified Plan is consistent and compatible with the desired goals, objectives and policies of the Comprehensive Plan and will enable the City to implement the CRA Plan and Comprehensive Plan across the redevelopment areas of the City.

RESOLUTION NO. 2024-35

A RESOLUTION OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, APPROVING UPDATED AND MODIFIED SECTIONS OF THE ADOPTED COMMUNITY REDEVELOPMENT PLAN FOR THE COMMUNITY REDEVELOPMENT AREA LOCATED IN THE CITY OF FELLSMERE, FLORIDA, MAKING LEGISLATIVE FINDINGS; ADOPTION OF UPDATED PLAN SECTIONS 4, 5, PORTIONS OF 6, 8 AND 9; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Fellsmere, Florida, has, by Resolution No. 05-KK adopted a Community Redevelopment Plan on December 15, 2005 for the City (the “Initial Community Redevelopment Area”); and

WHEREAS, Resolution No. 09-CC, adopted by the City Council of the City of Fellsmere, Florida on September 17, 2009, determined the existence of blight in a certain area (the "Expansion Area") of the City of Fellsmere, Florida (the “City”) and that such area was in need of redevelopment and needed to be added to and incorporated in the existing Community Redevelopment Area as provided in Section 163.361, Florida Statutes the boundaries of which are not changed by this Resolution; and

WHEREAS, the City Council affirms its earlier findings of blight for the Initial Community Redevelopment Area and the Expansion Area (collectively the “Community Redevelopment Area”); and

WHEREAS, the City Council desires to provide for the removal of such blighted areas and redevelop the established Community Redevelopment Area as legally described in Exhibit “A” attached hereto and by this reference made a part hereof, pursuant to the Community Redevelopment Act of 1969, as amended, or the "Act", Florida Statutes, Chapter 163, Part III ; and

WHEREAS, the City has recently caused the Community Redevelopment Plan (the “Plan”) to be modified by updating sections of the Plan in order to address accomplishments, identify new projects and capital investment and infrastructure programs, and incorporate prior and new overall

strategies needed to arrest the decline in, increase the marketability of, and encourage social and economic investment in the City of Fellsmere; and

WHEREAS, the updated and modified Plan has also extended the term of the Community Redevelopment Agency (the “CRA”) and the Plan from Thirty (30) to Forty (40) years, sunsetting on October 1, 2046; and

WHEREAS, after due consideration as required by Section 163.361(1) Florida Statutes , the Community Redevelopment Agency has recommended by Resolution No. 2024-33 that the City Council adopt the 2024 updated and modified sections of the Plan for the Community Redevelopment Area; and

WHEREAS, after due consideration as required by the "Act, specifically Section 163.360(4) Florida Statutes, the Local Planning Agency/Planning and Zoning Commission reviewed the proposed updated and modified sections of the Community Redevelopment Plan for the Community Redevelopment Area on _____ 2024, and found in Resolution No. 2024-34 that the proposed updated and modified sections of Community Redevelopment Plan conform to and are consistent with the applicable Goals, Objectives and Policies of the City's Comprehensive Plan for the City as a whole and recommends adoption of this Resolution No. 2024-35 updating and modifying the Community Redevelopment Plan; and

WHEREAS, the City Council affirmatively finds that all prerequisites found in Section 163.360(7) of the Act, which are incorporated herein by this reference and made a part hereof, exist; and

WHEREAS, as required by Sections 163.346 and 163.361(2) Florida Statutes, , the City Council has given each taxing authority that levies ad valorem taxes on taxable real property within the geographic boundaries of the Community Redevelopment Area, notice of the public hearing at which the updated sections of the Plan will be considered for adoption and has advised each Taxing Authority to contact the City Clerk for a copy of the updated sections of the Plan for the Community Redevelopment Area; and

WHEREAS, as required by Sections 163.346 and 163.361(2) Florida Statutes, the City

Council held a public hearing on _____, 2024 to review and consider the updated sections of the Plan, and found them to conform to the Comprehensive Plan of the City as a whole and to be in the best interests of the citizenry and appropriate for adoption.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fellsmere, Florida, as follows:

SECTION 1. LEGISLATIVE FINDINGS. Based on information presented, the City Council expressly finds that the updated and modified sections of the Plan for the Community Redevelopment Area, satisfies the requirements of Sections 163.360, 163.361 and 163.362, Florida Statutes. Further, based on information presented, the City Council does hereby find that:

- A. The recitals set forth above and the recitals set forth in Resolutions No. 05-KK and 09-CC are hereby ratified, adopted and incorporated herein as legislative findings of the City Council relative to the provisions of this Resolution.
- B. The terms contained in this Resolution shall have the meaning set forth in the Act.
- C. The public hearings required by Sections 163.346 and 163.361(2) Florida Statutes, have been held and closed.
- D. A feasible method exists for the location of families who may be displaced from the Community Redevelopment Area to find decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families.
- E. The updated sections of the Plan conform to the general Comprehensive Plan of the City as a whole.
- F. The updated sections of the Plan give due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the updated and modified sections of the Plan.
- G. The updated and modified sections of the Plan will afford maximum opportunity, consistent

with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Community Redevelopment Area by private enterprise through proper economic development strategies.

- H. The updated and modified sections of the Plan will reduce or maintain evacuation time, as appropriate, and ensure protection of property against exposure to natural disasters.
- I. In the event that the Community Redevelopment Area contains an area of open land that is owned by or is to be acquired by the City or the Community Redevelopment Agency, such area will not be acquired or sold unless:
 - 1. In the event the area is to be developed for residential uses, the City Council determines that:
 - (a.) A shortage of housing of sound standards and design which is decent, safe, affordable to residents of low or moderate income, including the elderly, and sanitary exists in the City;
 - (b.) The need for housing accommodations has increased in the area;
 - (c.) The conditions of blight in the area or the shortage of decent, safe, affordable, and sanitary housing cause or contribute to an increase in and spread of disease and crime or constitute a menace to the public health, morals, or welfare; and
 - (d.) The acquisition of the area for residential uses is an integral part of and is essential to the program of the City.
 - 2. In the event the area is to be developed for nonresidential uses, the City Council determines that:
 - (a.) Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives; and
 - (b.) Acquisition may require the exercise of governmental action, as provided in the Community Redevelopment Act, because of:
 - i. Defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land;
 - ii. Tax delinquency;
 - iii. Improper subdivisions;

- iv. Outmoded street patterns;
- v. Deterioration of site;
- vi. Economic disuse;
- vii. Unsuitable topography or faulty lot layouts;
- viii. Lack of correlation of the area with other areas of the City by streets and modern traffic requirements; or
- ix. Any combination of such factors or other conditions which retard development of the area.

3. Conditions of blight in the area contribute to an increase in and spread of disease and crime or constitute a menace to public health, safety, morals, or welfare.

J. The public hearing was held after public notice thereof by publication in a newspaper having a general circulation in the City and the notice described the time, date, place, and purpose of the hearing, identified generally the Community Redevelopment Area and outlined the general scope of the updated and modified sections of the Plan.

K. The updated and modified sections of the Plan conform to and comply with the requirements of the Community Redevelopment Act.

SECTION 2. ADOPTION OF UPDATED PLAN SECTIONS. The Community Redevelopment Plan as adopted by Resolution No. 09-JJ is hereby superseded to the extent of the 2024 updated sections of the Community Redevelopment Plan for the Community Redevelopment Area, which are hereby adopted and a copy is attached hereto as Exhibit "B". The updated and modified sections of the Plan shall be implemented in accordance with the requirements of law. The updated and modified sections of the Plan are as follows:

A. SECTION 4 - REDEVELOPMENT OPPORTUNITIES, STRATEGIES AND PLANS

B. SECTION 5 - GETTING THERE

C. PORTIONS OF:

SECTION 6- DOLLARS AND SENSE

SECTION 8 – STATUTORY REQUIREMENTS

SECTION 9 – CONCLUSIONS AND RECOMMENDATIONS

SECTION 3. APPLICATION. The updated and modified sections of the Plan shall govern rehabilitation, conservation and redevelopment of the blighted areas designated in

Resolution Nos. 05-AA and 09-CC, and the Community Redevelopment Area.

SECTION 4. SEVERABILITY. If any section, part of a sentence, paragraph, phrase or word of this Resolution is for any reason held to be unconstitutional, invalid, inoperative or void, such holding shall not effect the validity of the remaining portions hereof and it shall be construed to have been the legislative intent to pass this Resolution without such unconstitutional, invalid or inoperative part

SECTION 5. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed, but only to the extent necessary to give this Resolution full force and effect, and without effecting the continuation of the Initial Community Redevelopment Plan, adopted by Resolution No. 05-KK, and modified Community Redevelopment Plan adopted by Resolution 09-JJ, both as amended by this Resolution

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

The foregoing Resolution was moved for adoption by Council Member _____. The motion was seconded by Council Member _____, and upon being put to a vote, the vote was as follows:

Mayor, Joel Tyson	_____
Council Member Fernando Herrera	_____
Council Member Inocensia Hernandez	_____
Council Member Gerald Renick	_____
Council Member Jessica Salgado	_____

The Mayor thereupon declared this Resolution duly passed and adopted this ____ day of _____, 2024.

CITY OF FELLSMERE

ATTEST:

Joel Tyson, Mayor

Maria Suarez-Sanchez, City Clerk

Exhibit "A"

REVISED APRIL 26, 2023

LEGAL DESCRIPTION FOR
CITY OF FELLSMERE
ADOPTED COMMUNITY REDEVELOPMENT AREA BOUNDARY

BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF THE "TOWN OF FELLSMERE" ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, AND RECORDED IN PLAT BOOK 2 ON PAGES 3 AND 4 OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, (NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA) SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH CAROLINA AVENUE AND THE NORTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF BLOCK 153 OF SAID PLAT OF THE "TOWN OF FELLSMERE";

THENCE, RUN EASTERLY ALONG THE NORTH BOUNDARY LINE OF THE PLAT OF THE "TOWN OF FELLSMERE" TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF TRACT 1432, AS SHOWN ON THE "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF ALL UNSURVEYED PART OF TOWNSHIP 31 SOUTH, RANGE 37 EAST, IN THE ST. LUCIE COUNTY, (NOW INDIAN RIVER COUNTY) STATE OF FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGES 1 AND 2, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN NORTHERLY ON THE SOUTHERLY PROJECTION AND ALONG THE WEST BOUNDARY LINE OF, AND TO THE NORTHWEST CORNER OF SAID TRACT 1432;

THENCE, RUN EASTERLY ALONG THE NORTH BOUNDARY LINE OF TRACTS 1432, 1433, 1434, 1435, 1436, 1437, 1438 AND TRANSECTING "130TH AVENUE" / NORTH WILLOW STREET TO THE NORTHWEST CORNER OF TRACT 1439 ALL AS SHOWN ON SAID PLAT OF THE "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN NORTHERLY ON THE SOUTHERLY PROJECTION OF TRACT 1354, TRANSECTING "DITCH AND ROAD" NO. 13 (40' WIDE RIGHT OF WAY) AND ALONG THE WEST BOUNDARY LINE OF SAID TRACT 1354 AND THE SOUTH 1/2 OF TRACT 1339, TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID TRACT 1339, AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN EASTERLY ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 OF TRACT 1339 TO THE WEST BOUNDARY LINE OF TRACT 1340 AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN NORTHERLY ON THE WEST BOUNDARY LINE OF SAID TRACT 1340 AND THE NORTHERLY PROJECTION, TRANSECTING 101ST STREET / "DITCH AND ROAD" NO.12 (60' WIDE RIGHT OF WAY), TO THE SOUTHEAST CORNER OF TRACT 1254 AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN WESTERLY ON THE SOUTH BOUNDARY LINE OF SAID TRACT 1254, AND NORTH RIGHT-OF-WAY LINE OF 101ST STREET / "DITCH AND ROAD" NO. 12, AS SHOWN ON PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION", TO THE INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST 1/2 OF SAID TRACT 1254;

THENCE, RUN NORTHERLY ON SAID WEST BOUNDARY LINE OF EAST 1/2 OF TRACT 1254 AND THE EAST 1/2 OF TRACT 1239 TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF TRACT 1239 AND SOUTH RIGHT-OF-WAY LINE OF 103RD STREET / "DITCH AND ROAD" NO. 11 (40' WIDE RIGHT OF WAY) AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN EASTERLY ON SAID SOUTH RIGHT-OF-WAY LINE OF 103RD STREET / "DITCH AND ROAD" NO. 11 AND NORTH BOUNDARY LINE OF THE EAST ½ OF TRACT 1239, TRACTS 1240, 1241, 1242 AND 1243, TO THE NORTHEAST CORNER OF SAID TRACT 1243 ALL AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN SOUTHERLY ON THE EAST BOUNDARY LINE OF TRACTS 1243, 1250, 1343, 1350 AND 1443, AND TRANSECTING SAID 101ST STREET / "DITCH AND ROAD" NO. 12 AND "DITCH AND ROAD" NO. 13, TO THE SOUTHEAST CORNER OF SAID TRACT 1443 AND NORTH RIGHT-OF-WAY LINE OF THE "FELLSMERE FARMS RAILROAD" ALL AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE "FELLSMERE FARMS RAILROAD" AND SOUTH LINE OF

TRACTS 1444, 1445 AND 1446 TO THE EAST BOUNDARY LINE OF SAID PLAT OF "FELLSMERE FARMS COMPANY SUBDIVISION" AS RECORDED IN PLAT BOOK 2, PAGES 1 AND 2, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA) AND COMMON RANGE LINE OF RANGE 37 AND 38 EAST;

THENCE, RUN SOUTHERLY ALONG SAID EAST BOUNDARY LINE OF THE PLAT OF "FELLSMERE FARMS COMPANY SUBDIVISION" AND SAID COMMON RANGE LINE, TO THE SOUTH RIGHT OF WAY LINE OF SAID "FELLSMERE FARMS RAILROAD" AND NORTHEAST CORNER OF TRACT 1447 AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN WESTERLY ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 1447 AND SAID SOUTH RIGHT OF WAY LINE OF THE "FELLSMERE FARMS RAILROAD", TO THE WEST RIGHT-OF-WAY LINE OF THE "EAST BOUNDARY CANAL" OF THE FELLSMERE WATER CONTROL DISTRICT, SAID WEST RIGHT-OF-WAY LINE BEING 600 FEET EAST OF, NORMAL TO, AND PARALLEL WITH THE WEST BOUNDARY LINE OF SAID TRACT 1447 OF SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN SOUTHERLY ALONG SAID WEST BOUNDARY LINE OF THE "EAST BOUNDARY CANAL" AND THE SOUTHERLY PROJECTION THROUGH TRACTS 1447, 1546, 1547, 1646 AND TRANSECTING 97TH STREET / "DITCH AND ROAD" NO.14, "DITCH AND ROAD" NO.15, COUNTY ROAD 512 RIGHT OF WAY, TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 512, AS IT NOW EXISTS;

THENCE, RUN EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 512 TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF THAT CERTAIN PROPERTY OWNED BY THE "CITY OF FELLSMERE", FLORIDA, LYING IN PART OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, SITUATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF INTERSTATE HIGHWAY 95 AND COUNTY ROAD 512 CORRIDOR, IDENTIFIED BY THE INDIAN RIVER COUNTY, FLORIDA PROPERTY APPRAISER'S TAX ROLL, PARCEL NO. 31382000000100000001.2 (AS RECORDED IN OFFICIAL RECORDS BOOK 2326, PAGE 1256, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA), ALSO KNOWN AS THE "FELLSMERE PRESERVE" "80.667 ACRE PARCEL";

THENCE, RUN NORTHERLY ALONG SAID SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF THAT CERTAIN PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 2326, PAGE 1256 AND THAT CERTAIN PROPERTY IDENTIFIED BY INDIAN RIVER COUNTY, FLORIDA PROPERTY APPRAISER'S TAX ROLL PARCEL NO. 31382000000100000005.0 (AS RECORDED IN OFFICIAL RECORDS BOOK 1848, PAGE 148, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA), ALSO KNOWN AS THE "FELLSMERE PRESERVE" "5.03 ACRE PARCEL", TRANSECTING COUNTY ROAD 512 STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAINTENANCE MAP, STATE ROAD NO. 512, SECTION 88081-2512, INDIAN RIVER COUNTY, TO THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 512 AND SOUTHWEST CORNER OF SAID CERTAIN PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 2326, PAGE 1256;

THENCE, CONTINUE NORTHERLY ALONG AFORESAID WEST BOUNDARY LINE OF THAT CERTAIN PROPERTY OWNED BY THE "CITY OF FELLSMERE", FLORIDA, HAVING A BEARING OF NORTH 02 DEGREES 58 MINUTES 49 SECONDS EAST A DISTANCE OF 2192.26 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PROPERTY;

THENCE, RUN SOUTH 89 DEGREES 18 MINUTES 23 SECONDS EAST A DISTANCE OF 2,192.63 FEET ALONG SAID NORTH BOUNDARY LINE OF SAID CERTAIN PROPERTY TO THE INTERSECTION WITH THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 95, STATE OF FLORIDA, STATE ROAD DEPARTMENT, RIGHT-OF-WAY MAP, STATE ROAD NO. 9, SECTION 88081-2403 INDIAN RIVER COUNTY;

THENCE, RUN SOUTHERLY ALONG SAID WEST LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 95 TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH BOUNDARY LINE OF THAT CERTAIN PROPERTY IDENTIFIED BY THE INDIAN RIVER COUNTY, FLORIDA PROPERTY APPRAISER'S TAX ROLL PARCEL NO. 31382000000700000003.0, LYING AND BEING IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF I-95 AND COUNTY ROAD 512 CORRIDOR (AS RECORDED IN OFFICIAL RECORDS BOOK 998, PAGE 1233, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN EASTERLY ALONG SAID WESTERLY EXTENSION, TRANSECTING THE AFORESAID INTERSTATE HIGHWAY 95, STATE ROAD NO. 9, RIGHT OF WAY TO THE NORTHWEST

CORNER OF SAID CERTAIN PROPERTY (AS RECORDED IN OFFICIAL RECORDS BOOK 998, PAGE 1233, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA) AND EAST LIMITED ACCESS RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95;

THENCE, CONTINUE EASTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTH BOUNDARY LINE INTO AFORESAID NORTHEAST QUADRANT OF THE INTERSTATE HIGHWAY 95 AND COUNTY ROAD 512 CORRIDOR, SOUTH 89 DEGREES 15 MINUTES 23 SECONDS EAST A DISTANCE OF 684.43 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY;

THENCE, RUN SOUTH 00 DEGREES 44 MINUTES 37 SECONDS WEST ALONG THE EAST BOUNDARY LINE OF SAID CERTAIN PROPERTY A DISTANCE OF 300.00 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD 512 STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAINTENANCE MAP, STATE ROAD NO. 512 SECTION 88081-2512, INDIAN RIVER COUNTY;

THENCE, RUN NORTH 89 DEGREES 15 MINUTES 25 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD 512, A DISTANCE OF 526.33 FEET TO THE INTERSECTION WITH THE AFORESAID EAST LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 95;

THENCE, CONTINUE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD 512, TRANSECTING SAID INTERSTATE HIGHWAY 95, STATE ROAD NO. 9 RIGHT OF WAY TO THE AFORESAID WEST LIMITED ACCESS RIGHT OF WAY LINE OF

INTERSTATE HIGHWAY 95, SAID POINT OF INTERSECTION INDICATED AS “25+74.42 (100’LT.) CENTERLINE 512” OF THE INTERSTATE HIGHWAY 95 RIGHT OF WAY MAP;

THENCE, RUN SOUTHERLY TRANSECTING SAID COUNTY ROAD 512 TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 512, INDICATED ON SAID RIGHT-OF-WAY MAP OF INTERSTATE 95 HIGHWAY BY RIGHT-OF-WAY STATION “25+46.31 (100’ RT) CENTERLINE 512”;

THENCE, CONTINUE SOUTHERLY ALONG SAID WEST LIMITED ACCESS RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE SOUTH LINE OF AFORESAID SECTION 20, TOWNSHIP 31 SOUTH, RANGE 38 EAST;

THENCE, RUN WESTERLY ON SAID SOUTH LINE OF SECTION 20 AND THE SOUTH LINE OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA TO THE SOUTHWEST CORNER OF SAID SECTION 19 AND AFORESAID COMMON RANGE LINE BETWEEN RANGES 37 AND 38 EAST;

THENCE, RUN NORTHERLY ALONG SAID COMMON RANGE LINE, TO A POINT 35 FEET NORTH OF THE SOUTHEAST CORNER OF TRACT 1647 OF SAID PLAT OF “FELLSMERE FARMS COMPANY’S SUBDIVISION” AS RECORDED IN PLAT BOOK 2, PAGES 1 AND 2, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN WESTERLY ALONG SAID LINE BEING 35 FEET NORTH OF, AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF TRACT 1647, AND NORTHERLY ALONG THE WEST BOUNDARY LINE OF

SAID TRACT 1647, TO THE SOUTHEAST CORNER OF TRACT 1645;

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 1645, TO THE SOUTHWEST CORNER OF SAID TRACT 1645, SAME BEING THE NORTHEAST CORNER OF TRACT 1649 AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID TRACT 1649 TO A POINT 35 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT 1649;

THENCE, RUN WESTERLY ON SAID LINE BEING 35 FEET NORTH OF, AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID TRACT 1649, TO THE WEST BOUNDARY LINE OF SAID TRACT 1649;

THENCE, RUN NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID TRACT 1649 AND TRACT 1644 TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 512 AS SHOWN ON WAYSIDE PARK, STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 88040-2508, INDIAN RIVER COUNTY;

THENCE, RUN NORTHEASTERLY ACROSS SAID COUNTY ROAD 512 TO THE SOUTHEAST CORNER OF THE INDIAN RIVER COUNTY-FELLSMERE TRANSFER STATION ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 512 (SAID SOUTHEAST CORNER OF TRANSFER STATION LYING SOUTH 87 DEGREES 00 MINUTES 39 SECONDS WEST, A DISTANCE OF 1,926.56 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD

512 FROM THE EAST BOUNDARY OF TOWNSHIP 31 SOUTH,
RANGE 37 EAST;

THENCE, RUN AROUND THE NORTHERN LIMITS OF THE INDIAN RIVER
COUNTY-FELLSMERE TRANSFER STATION THROUGH THE
FOLLOWING FOUR COURSES: NORTH 02 DEGREES 59 MINUTES
21 SECONDS WEST, A DISTANCE OF 139.69 FEET; SOUTH 89
DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF
120.66 FEET; NORTH 34 DEGREES 31 MINUTES 07 SECONDS
WEST, A DISTANCE OF 63.23 FEET; SOUTH 55 DEGREES 28
MINUTES 53 SECONDS WEST, A DISTANCE OF 307.73 FEET TO A
POINT ON SAID NORTH RIGHT-OF-WAY LINE OF COUNTY
ROAD 512;

THENCE, RUN WESTERLY ON SAID NORTH RIGHT-OF-WAY LINE OF
COUNTY ROAD 512 TO A POINT OF INTERSECTION WITH THE
NORTHERLY EXTENSION OF THE EAST LINE OF BLOCK 1 OF
“TROPICAL VILLAGE ESTATES SUBDIVISION-UNIT 1”, AS
RECORDED IN PLAT BOOK 4, PAGE 94 ½, PUBLIC RECORDS OF
INDIAN RIVER COUNTY, FLORIDA;

THENCE, RUN SOUTHERLY ALONG THE NORTHERLY PROJECTION AND
ALONG THE EAST BOUNDARY LINE OF LOT 2, BLOCK 1 OF
SAID “TROPICAL VILLAGE ESTATES SUBDIVISION-UNIT 1”, TO
THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID
LOT 2, AND SOUTH BOUNDARY LINE OF LOT 1, BLOCK 1,
“TROPICAL VILLAGE ESTATES SUBDIVISION-UNIT 1” AND THE
WESTWARD PROJECTION THEREOF TO THE EAST BOUNDARY
LINE OF THE AFORESAID PLAT OF THE “TOWN OF FELLSMERE”

AS RECORDED IN PLAT BOOK 2, PAGES 3 AND 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID PLAT OF THE "TOWN OF FELLSMERE", TO THE NORTHWEST CORNER OF TRACT 1854 AS SHOWN ON AFORESAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2, PAGES 1 AND 2, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA), ALSO BEING THE NORTHWEST CORNER OF THE PLAT OF "FELLSMERE WOODS SUBDIVISION" AS RECORDED IN PLAT BOOK 13, PAGES 66-66A OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

THENCE, RUN EASTERLY ALONG THE NORTH BOUNDARY LINE OF SAID PLAT OF "FELLSMERE WOODS SUBDIVISION" AND EASTERLY PROJECTION THEREOF TO THE NORTHEAST CORNER OF SAID TRACT 1854 AND EAST LINE OF "FELLSMERE WATER CONTROL DISTRICT – 60' RIGHT-OF-WAY", AS SHOWN ON SAID PLAT OF "FELLSMERE WOODS SUBDIVISION";

THENCE, RUN SOUTHERLY ALONG SAID EAST LINE OF "FELLSMERE WATER CONTROL DISTRICT – 60 FOOT RIGHT-OF-WAY" AND EAST BOUNDARY LINE OF SAID TRACT 1854, TO THE SOUTHEAST CORNER OF SAID TRACT 1854;

THENCE, RUN WESTERLY ALONG THE SOUTH LINE OF SAID TRACT 1854, ALSO BEING THE SOUTH BOUNDARY LINE OF SAID PLAT OF "FELLSMERE WOODS SUBDIVISION" AND NORTH RIGHT OF WAY LINE OF NORTH 89TH STREET / DITCH AND ROAD NO.18

(40' WIDE RIGHT OF WAY), TO THE SOUTHWEST CORNER OF SAID PLAT OF "FELLSMERE WOODS SUBDIVISION" AND INTERSECTION WITH THE EAST BOUNDARY LINE OF AFORESAID PLAT AND SOUTHEAST CORNER OF "BLOCK 10" OF THE "TOWN OF FELLSMERE" AS RECORDED IN PLAT BOOK 2, PAGES 3 AND 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID "BLOCK 10" AND WESTERLY PROJECTION THEREOF, TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF TRACT 1938 OF THE PLAT OF "HOMWOOD" SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 15, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN SOUTHERLY ALONG SAID NORTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF TRACT 1938, TRANSECTING "NORTH 89TH STREET" / "DITCH AND ROAD" NO.18 RIGHT-OF-WAY TO THE NORTHEAST CORNER OF LOT 1 OF SAID TRACT 1938;

THENCE, RUN WESTERLY ALONG THE NORTH LINE OF SAID TRACT 1938 AND WESTERLY PROJECTION, TO THE NORTHWEST CORNER OF LOT 2, TRACT 1937 OF SAID "HOMWOOD" SUBDIVISION, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID "NORTH 89TH STREET" / "DITCH AND ROAD" NO.18;

THENCE, RUN SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2 OF TRACT 1937, TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE, RUN EASTERLY ALONG THE SOUTH LINE OF SAID LOTS 2 AND 1 OF TRACT 1937, TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING THE NORTHEAST CORNER OF LOT 3 OF SAID TRACT 1937;

THENCE, RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 3 OF TRACT 1937, TO THE SOUTHEAST CORNER OF SAID LOT 3 OF TRACT 1937 OF SAID PLAT OF "HOMEWOOD" SUBDIVISION;

THENCE, RUN EASTERLY ALONG THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 3, TRANSECTING THAT CERTAIN "40' ROAD" AND EASTERLY ALONG THE SOUTH LINE OF LOT 14 OF TRACT 1938, TO THE SOUTHEAST CORNER OF LOT 14 OF SAID TRACT 1938 ALL AS SHOWN ON SAID PLAT OF "HOMEWOOD SUBDIVISION";

THENCE, RUN NORTHERLY ALONG THE EAST LINE OF SAID LOT 14 OF TRACT 1938, TO THE NORTHEAST CORNER OF SAID LOT 14, ALSO BEING THE NORTHWEST CORNER OF LOT 3 OF SAID TRACT 1938;

THENCE, RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 3 OF TRACT 1938, TO THE NORTHEAST CORNER OF SAID LOT 3, ALSO BEING THE SOUTHEAST CORNER OF AFORESAID LOT 1, TRACT 1938 OF "HOMEWOOD" SUBDIVISION AND INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 130TH AVENUE / "SOUTH WILLOW STREET" (40 FOOT WIDE RIGHT-OF-WAY), "40' ROAD" AS SHOWN ON SAID PLAT OF "HOMEWOOD SUBDIVISION";

THENCE, RUN SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF 130TH AVENUE / “SOUTH WILLOW STREET” AND EAST BOUNDARY LINE OF SAID TRACT 1938, TO THE SOUTHEAST CORNER OF SAID TRACT 1938;

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 1938 AND THE WESTERLY PROJECTION THEREOF, TRANSECTING THE “40’ ROAD”, TO THE SOUTHEAST CORNER OF AFORESAID TRACT 1937 ALL AS SHOWN ON SAID PLAT OF “HOMWOOD” SUBDIVISION;

THENCE, RUN SOUTHERLY ALONG THE NORTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF TRACT 1956, TRANSECTING 88TH STREET / “40’ ROAD” OF SAID PLAT OF “HOMWOOD” SUBDIVISION TO THE SOUTHEAST CORNER OF SAID TRACT 1956;

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF TRACTS 1956 AND 1957, AND TRANSECTING THE “40’ ROAD” ALL AS SHOWN ON SAID PLAT OF “HOMWOOD” SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID TRACT 1957;

THENCE, RUN NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID TRACT 1957 AND THE NORTHERLY PROJECTION, TRANSECTING SAID 88TH STREET / “40’ ROAD”, TO THE SOUTHWEST CORNER OF TRACT 1936 OF SAID PLAT OF “HOMWOOD” SUBDIVISION;

THENCE, RUN WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH BOUNDARY LINE OF TRACT 1935, TRANSECTING THE “40’

ROAD” OF SAID PLAT OF “HOMEWOOD” SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID TRACT 1935;

THENCE, RUN NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID TRACT 1935, AND EAST RIGHT OF WAY LINE OF “SOUTH BROADWAY STREET / “40’ ROAD”, TO THE NORTHWEST CORNER OF SAID TRACT 1935 AND THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF “NORTH 89TH STREET” / “DITCH AND ROAD” NO.18;

THENCE, RUN WEST ALONG THE EASTERLY EXTENSION OF THE NORTH BOUNDARY LINE OF TRACT 1934 AND THE WESTERLY PROJECTION THEREOF ALONG SAID SOUTH RIGHT-OF-WAY LINE OF “NORTH 89TH STREET” / “DITCH AND ROAD” NO.18, TO THE NORTHEAST CORNER OF TRACT 1933 OF SAID PLAT OF “HOMEWOOD” SUBDIVISION;

THENCE, RUN SOUTHERLY ALONG SAID EAST BOUNDARY LINE OF TRACT 1933 TO THE SOUTHEAST CORNER OF SAID TRACT 1933;

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 1933 TO THE SOUTHWEST CORNER OF SAID TRACT 1933;

THENCE, RUN NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID TRACT 1933 AND THE NORTHERLY PROJECTION THEREOF, TRANSECTING “NORTH 89TH STREET” / DITCH AND ROAD NO.18”, TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF “NORTH 89TH STREET” / “DITCH AND ROAD” NO.18 AS SHOWN ON THE PLAT OF “FELLSMERE FARMS COMPANY’S SUBDIVISION”, RECORDED IN PLAT BOOK 2, PAGES 1 AND 2,

ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA) AND THE SOUTH BOUNDARY LINE OF BLOCK 126 OF THE PLAT OF THE "TOWN OF FELLSMERE" AS RECORDED IN PLAT BOOK 2, PAGES 3 AND 4, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF BLOCK 126, 127, 144 AND 145, TRANSECTING "SOUTH MAPLE STREET", SOUTH OLEANDER STREET" AND "MYRTLE STREET" / 138TH AVENUE" RIGHTS OF WAYS, TO THE SOUTHWEST CORNER OF SAID BLOCK 145 AND THE WEST BOUNDARY LINE OF SAID PLAT OF THE "TOWN OF FELLSMERE", SAID SOUTHWEST CORNER OF BLOCK 145 ALSO BEING THE SOUTHEAST CORNER OF TRACT 1862 AND AFORESAID EAST BOUNDARY LINE OF THE PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION", RECORDED IN PLAT BOOK 2, PAGES 1 AND 2, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF TRACTS 1862, 1863, AND 1864, TO THE SOUTHWEST CORNER OF SAID TRACT 1864, AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION", AND EAST RIGHT-OF-WAY LINE OF THE "PARK LATERAL CANAL" OF THE FELLSMERE WATER CONTROL DISTRICT;

THENCE, RUN NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF THE "PARK LATERAL CANAL" AND WEST BOUNDARY LINE OF SAID TRACT 1864 AND THE WEST BOUNDARY LINE OF TRACT 1829, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 512 AS SHOWN ON STATE OF FLORIDA, STATE ROAD

DEPARTMENT RIGHT-OF-WAY MAP, SECTION 8802-101, INDIAN RIVER COUNTY;

THENCE, RUN NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 512, TRANSECTING "DITCH AND ROAD" NO.17 AND "DITCH AND ROAD" NO.16, TO THE INTERSECTION WITH THE AFORESAID EAST BOUNDARY LINE OF THE PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2, PAGES 1 AND 2, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA) ALSO BEING THE WEST BOUNDARY LINE OF AFORESAID PLAT OF THE "TOWN OF FELLSMERE" AS RECORDED IN PLAT BOOK 2, PAGES 3 AND 4, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN NORTHERLY ALONG SAID WEST BOUNDARY LINE OF THE PLAT OF THE "TOWN OF FELLSMERE" AND SAID EAST BOUNDARY LINE OF THE PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION" TO THE POINT OF BEGINNING;

LESS AND EXCEPT THOSE CERTAIN PARCELS OF LAND LYING IN AND BEING A PORTION OF TRACT 1451, 1452, 1453, 1454, 1539, 1540 AND 1541 OF THE "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF ALL UNSURVEYED PART OF TOWNSHIP 31 SOUTH, RANGE 37 EAST, IN THE ST. LUCIE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGES 1 AND 2, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1454, ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE "FELLSMERE FARMS

RAILROAD” AS SHOWN ON SAID PLAT OF “FELLSMERE FARMS COMPANY’S SUBDIVISION” WITH THE EAST BOUNDARY LINE OF THE PLAT OF THE “TOWN OF FELLSMERE” AS RECORDED IN PLAT BOOK 2, PAGES 3 AND 4, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA), RUN EASTERLY ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 1454 AND SOUTH RIGHT OF WAY LINE OF THE “FELLSMERE FARMS RAILROAD”, TO THE NORTHEAST CORNER OF AFORESAID TRACT 1451, ALSO BEING THE NORTHWEST CORNER OF AFORESAID TRACT 1450;

THENCE, RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID TRACT 1451, ALSO BEING THE WEST BOUNDARY LINE OF SAID TRACT 1450, TO THE INTERSECTION WITH THE NORTH BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND KNOWN AS “PARCEL 10” AS DESCRIBED IN WARRANTY DEED PER OFFICIAL RECORDS BOOK 1660, PAGE 1530 THRU 1547, AT PAGE 1537, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

THENCE RUN WESTERLY ALONG THE NORTH BOUNDARY LINES OF THOSE CERTAIN PARCELS OF LAND DESCRIBED IN WARRANTY DEED PER OFFICIAL RECORDS BOOK 1660, PAGE 1530 THRU 1547 AT PAGE 1537 AS “PARCEL 10”; WARRANTY DEED PER OFFICIAL RECORDS BOOK 852, PAGE 509 THRU 510; WARRANTY DEED PER OFFICIAL RECORDS BOOK 990, PAGE 1259 THRU 1260; WARRANTY DEED PER OFFICIAL RECORDS BOOK 1688, PAGE 981 THRU 982; AND WARRANTY DEED PER OFFICIAL RECORDS BOOK 859, PAGE 2780 THRU 2781 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL

DESCRIBED IN OFFICIAL RECORDS BOOK 859, PAGE 2780 THRU 2781, SAID POINT ALSO BEING ON THE WEST BOUNDARY LINE OF AFORESAID TRACT 1452;

THENCE, RUN SOUTHERLY ALONG SAID WEST BOUNDARY LINE OF TRACT 1452, ALSO BEING THE WEST BOUNDARY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 859, PAGE 2780 THRU 2781, TRANSECTING 97TH STREET / "DITCH AND ROAD" NO.14 AS SHOWN ON AFORESAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF ALL UNSURVEYED PART OF TOWNSHIP 31 SOUTH, RANGE 37 EAST, IN THE ST. LUCIE COUNTY, (NOW INDIAN RIVER COUNTY) STATE OF FLORIDA", AND THE SOUTHERLY PROJECTION ALONG THE WEST BOUNDARY LINE OF AFORESAID TRACT 1541, TO THE SOUTH BOUNDARY LINE OF THAT CERTAIN ADDITIONAL RIGHT OF WAY PARCEL FOR 97TH STREET / "DITCH AND ROAD" NO.14 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1639, PAGE 2167 THRU 2170;

THENCE, RUN EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF THAT CERTAIN ADDITIONAL RIGHT OF WAY PARCEL FOR 97TH STREET / "DITCH AND ROAD" NO.14, TO THE EAST BOUNDARY LINE OF THE NORTH 192.03 FEET OF THE WEST 140.02 FEET OF AFORESAID TRACT 1541 AS MENTIONED IN THAT CERTAIN WARRANTY DEED PER OFFICIAL RECORDS BOOK 755, PAGE 1995 THRU 1996, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

THENCE, RUN SOUTHERLY ALONG SAID EAST BOUNDARY LINE OF THE NORTH 192.03 FEET OF THE WEST 140.02 FEET, TO THE

SOUTHEAST CORNER OF SAID NORTH 192.03 FEET OF THE WEST 140.02 FEET OF TRACT 1541;

THENCE, RUN WESTERLY ALONG THE SOUTH LINE OF SAID NORTH 192.03 FEET OF THE WEST 140.02 FEET OF TRACT 1541, AND THE WESTERLY PROJECTION, TO THE SOUTHWEST CORNER OF THE NORTH 192.03 FEET OF THE EAST 540.50 FEET OF AFORESAID TRACT 1540 AS MENTIONED IN THAT CERTAIN WARRANTY DEED PER OFFICIAL RECORDS BOOK 755, PAGE 1995 THRU 1996, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

THENCE, RUN NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID NORTH 192.03 FEET OF THE EAST 540.50 FEET OF SAID TRACT 1540, TO THE SOUTH RIGHT OF WAY LINE OF AFORESAID 97TH STREET / "DITCH AND ROAD" NO.14 (40' WIDE RIGHT OF WAY) AS SHOWN ON AFORESAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION"

THENCE, RUN WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF 97TH STREET / "DITCH AND ROAD" NO.14 (40' WIDE RIGHT OF WAY), AND ALONG THE NORTH BOUNDARY LINE OF TRACT 1540, TO THE NORTHWEST CORNER OF SAID TRACT 1540, ALSO BEING THE NORTHEAST CORNER OF TRACT 1539 AS SHOWN ON SAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID TRACT 1539, TO THE SOUTHEAST CORNER OF SAID TRACT 1539;

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 1539, TO THE SOUTHWEST CORNER OF SAID TRACT 1539 AND EAST BOUNDARY LINE OF THE AFORESAID PLAT OF THE "TOWN OF FELLSMERE" AS RECORDED IN PLAT BOOK 2, PAGES 3 AND 4, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID TRACT 1539 AND THE NORTHERLY PROJECTION ALONG THE WEST BOUNDARY LINE OF AFORESAID TRACT 1454, TRANSECTING SAID 97TH STREET / "DITCH AND ROAD" NO.14 (40' WIDE RIGHT OF WAY) AS SHOWN ON SAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION", SAID WEST BOUNDARY LINES ALSO BEING THE EAST BOUNDARY LINE OF SAID PLAT OF THE "TOWN OF FELLSMERE", TO THE NORTHWEST CORNER OF SAID TRACT 1454, AND SOUTH RIGHT OF WAY LINE OF AFORESAID 'FELLSMERE FARMS RAILROAD' RIGHT OF WAY AS SHOWN ON SAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION" AND POINT OF BEGINNING;

AND ALSO, LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND LYING IN PART OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, SITUATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF INTERSTATE HIGHWAY 95 AND COUNTY ROAD 512 CORRIDOR, AS DESCRIBED IN THE "AGREEMENT FOR DEED" AS RECORDED IN OFFICIAL RECORDS BOOK 777, PAGE 1012 THRU 1014 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ALL OF THE ABOVE-DESCRIBED COMMUNITY REDEVELOPMENT AREA BOUNDARY LYING AND BEING WITHIN THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA.

THE ABOVE OVERALL DESCRIPTION OF THE COMMUNITY REDEVELOPMENT AREA IS BASED ON VARIOUS FURNISHED RECORDED INSTRUMENTS OF PARCELS, ORDINANCES AND CHARTER OF THE CITY OF FELLSMERE.

REVISED/Substitution

SECTION 4 - FELLSMERE COMMUNITY REDEVELOPMENT AREA PLAN

REDEVELOPMENT OPPORTUNITIES, STRATEGIES AND PLANS

The Fellsmere Community Redevelopment Agency (CRA) is responsible for planning, designing and approving public improvements, and administrative, marketing, or other operational activities to be undertaken within the Fellsmere Community Redevelopment Area (FCRA). Implementation will include prioritizing, planning, and budgeting various programs and engineering and constructing capital projects during any program year. This Plan amendment will serve as an update and pathway for the CRA to make public and private investment decisions.

The 2009 FCRA Plan modified the 2005 Redevelopment Plan to address accomplishments and set forth sound strategies for redevelopment and economic development efforts and expand the district. In 2022, the Community Redevelopment Agency/City Council recognized the need to update the plan, programs, and strategies. By adopting this modified Plan, Fellsmere takes appropriate steps to arrest the decline, with the result being renewed interest in investing in Fellsmere and increasing the marketability of the City.

Many of the reasons that Fellsmere was ready in 2005 and 2009 for carefully planned, quality development and redevelopment are still relevant today. Many of these factors will aid the City in attracting new development and redevelopment. Some of the key factors are:

- Large scale annexations of surrounding farmland provide a root source to meet the demand for 'rural' lifestyles, agri-business, small farms, and small businesses to serve those

farms, and aid the community address problems arising from import/export and supply chain issues as well as other geo-political issues.

- Increased demand to use and convert existing land uses to meet market trends and population demands.
- Increased public transportation through the "GO LINE" transit system gives better access to the city.
- Water Treatment Plant expansion to 1.6 MGD; the existing infrastructure base of water, roadway, and sewer capacity.
- Extension of and designation of CR 512 and Broadway Street, as part of the Indian River Lagoon Scenic By-Way.
- Annexation of large tracts that now link the City directly to Blue Cypress Lake, Lake Egan, C-54 canal, Stick Marsh, Headwaters Lake, and 20,000 plus acres of state-owned St. Sebastian River Preserve State Park enabling eco-tourism, outdoor recreation focused businesses and services, and other entrepreneurship.
- Purchase and creation by the City of Fellsmere of the 86-acre Fellsmere Trailhead Preserve at County Road 512 and I-95.
- Development of the historic railroad linear greenway crossing I-95 at the Fellsmere Trailhead Preserve for use as public recreation and access to the preserves and trails.
- Obtaining the rights-of-way for over 5 miles of former Trans-Florida Railroad, for inclusion in the County's Greenways and Trails, and Rails to Trails program and for use as a multi-modal route.
- The proximity to I-95 and SR 60.
- The proximity to and location of historic resources and areas.

The location of the Stick Marsh, Headwaters Lake, Blue Cypress Lake, the old historic railroad, 20,000+ acres of St. Sebastian River Preserve State Park, the North County Park, St. Sebastian River, and Indian River Lagoon are enormous assets that can become the building blocks of a new economic development, marketing, and promotional effort. They will become the major links in the City's Economic Development Strategies of eco-tourism and community events which brings in new people to the city. New people create a need for commerce, which creates jobs for potential hotel/motel/RV campgrounds, restaurants, banks, retail, and entrepreneurship businesses. These wonderful sources of eco-tourism, paired with the rural nature of the external community, and the enormous amount of public lands, can be a source of revenue generation for the City and CRA.

It takes a certain mix of uses, with the right massing of people and buildings, to create the great mesh of activities, places, and people necessary for success. Emphasis should be placed on enabling, encouraging, and promoting:

1. Small business development, retention, and expansion from within the local community.
2. Eco-tourism places and opportunities to bring in people to the community
3. Special events to focus attention on the City's strengths and things it's known for, such as eco-tourism, fishing, frog legs, etc.

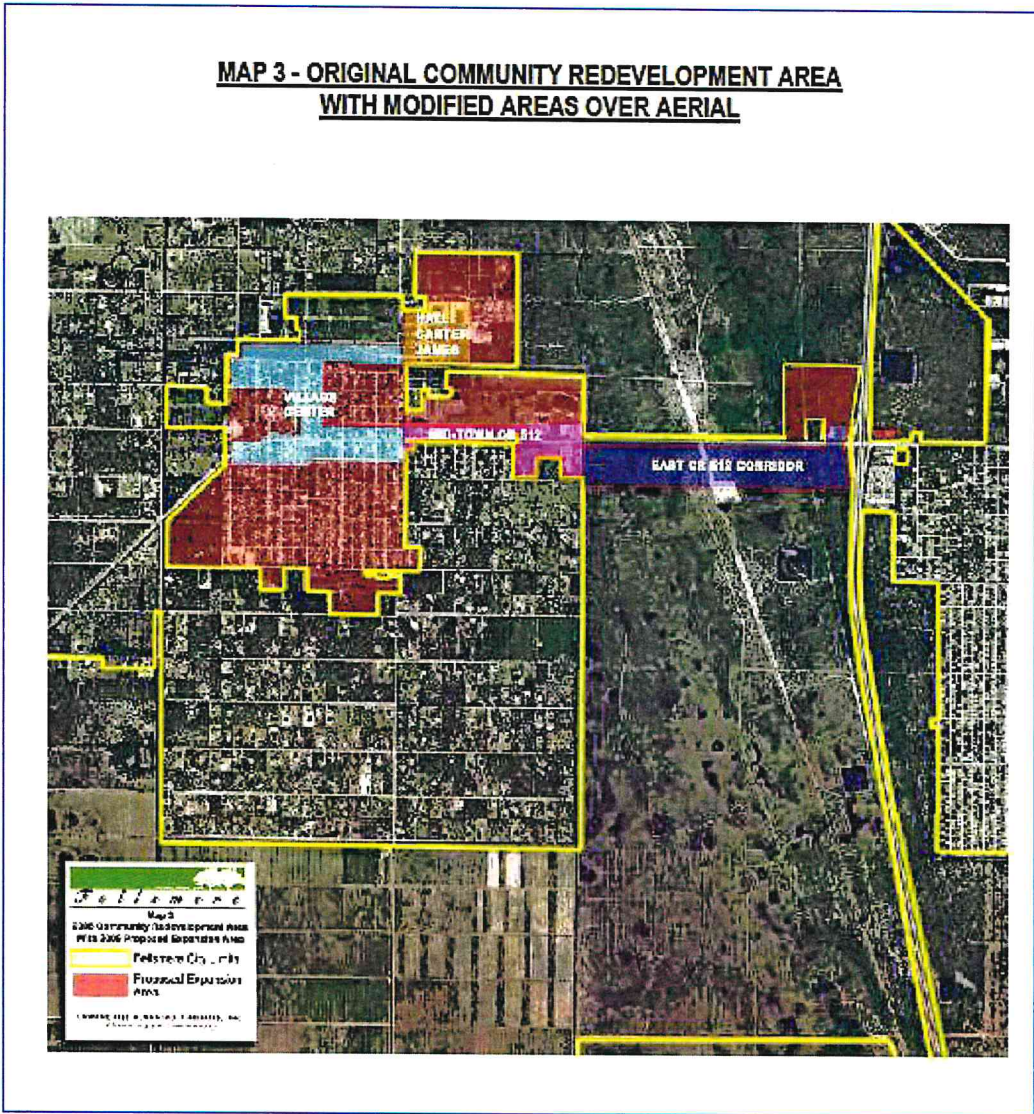
All of these actions specifically seek to bring people and attention back to Broadway Street and the City. As the economic conditions improve, promoting residential projects near the Old Town/Village

Center will create the “mix, mass and mesh” needed to stimulate commercial location and revitalization.

This section of the plan is “THE PLAN.” It identifies a series of public improvements, regulatory, promotional, and other implementation strategies to attract people, encourage local investment, beautify the area, provide better infrastructure, and stimulate broader private sector return and reinvestment into the FCRA. Many of the improvements meet aesthetic, functional or practical needs, such as streetscape, lighting, signage, access, signalization, monumentation or identity features. Other major actions include altering street system patterns, expanding recreational opportunities and stormwater management, as well as regulatory and administrative efforts necessary to facilitate public and private activities and implement a redevelopment program.

PLACEMAKING

The City adopted 4 sub-districts within the CRA as shown on Figure 1, which was formerly Map 3 from the 2009 CRA expansion. To demonstrate a planning history, the maps in the 2009 plan Section 1-3 remain unchanged. Several maps are updated in this new replacement Section 4, along with other maps or exhibits on the following pages. The 2009 CRA expansion boundary sketches and legal descriptions are shown as Figures 2 and 3.



Rochelle W. Lawandales, FAICP

Figure 1 2009 Expanded Area Map adopted in Ordinance 09-19

FELLSMERE COMMUNITY REDEVELOPMENT AGENCY SKETCH AND LEGAL DESCRIPTIONS

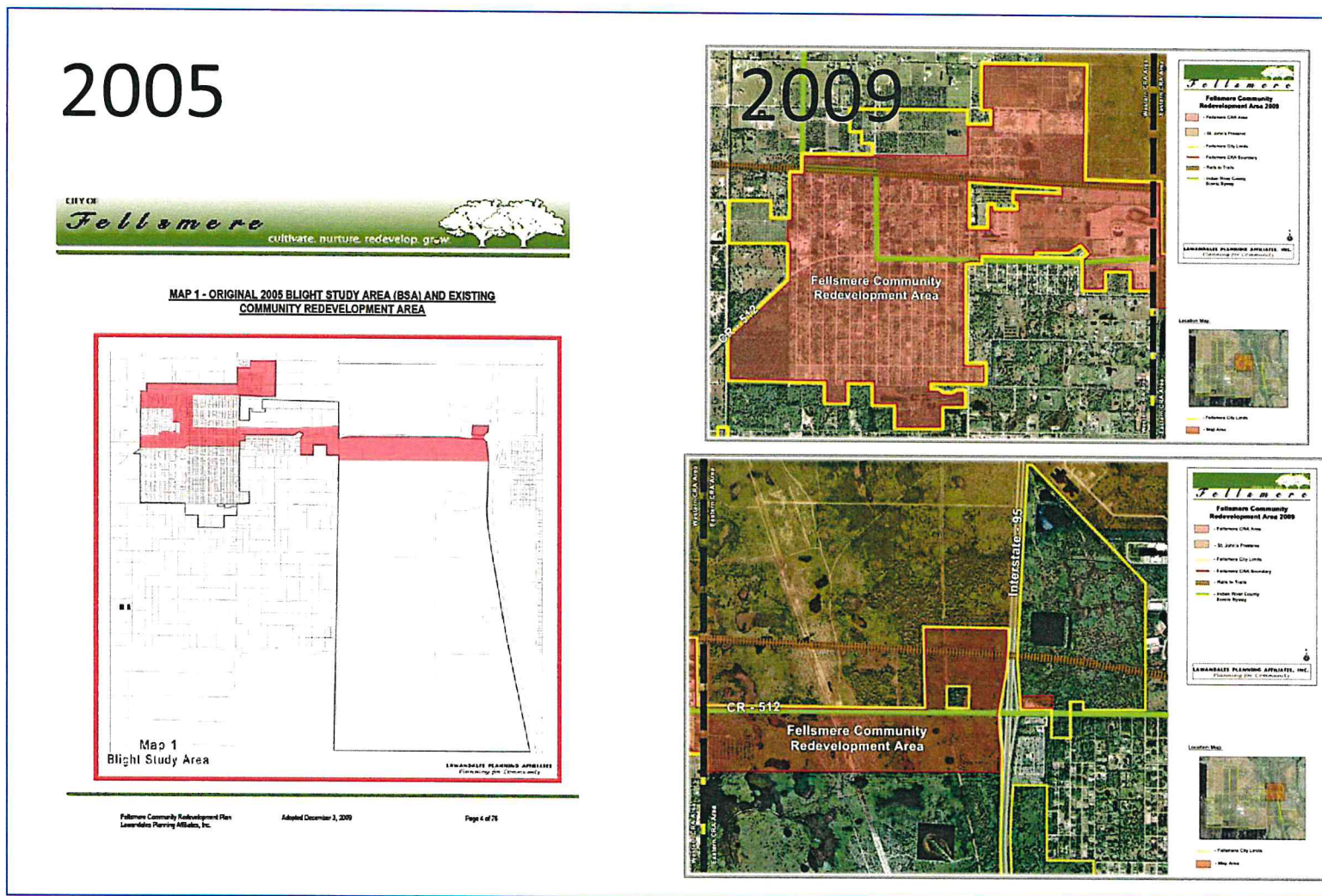
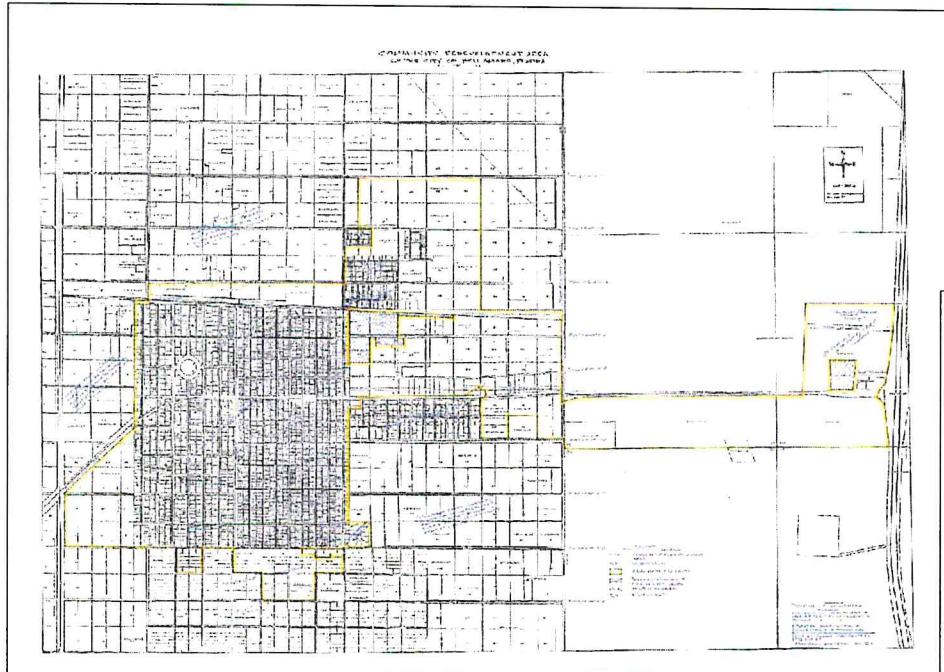


Figure 2 2005 and 2009 CRA BOUNDARIES

2009 CRA EXPANSION AREA SKETCH AND LEGAL



The complete legal description of the 2009 CRA boundary is provided in the Appendix.

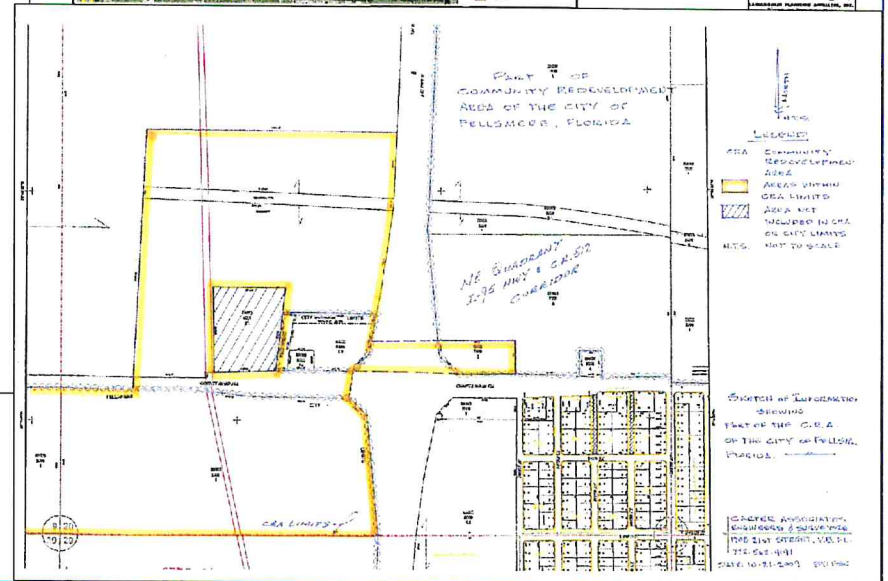
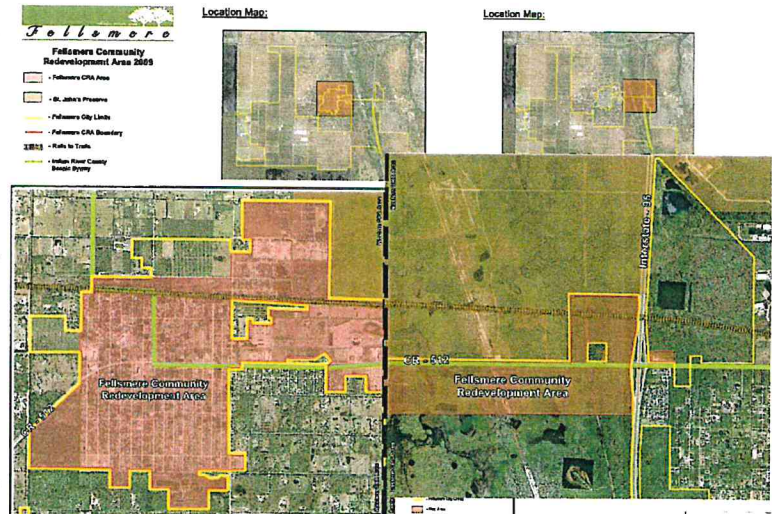
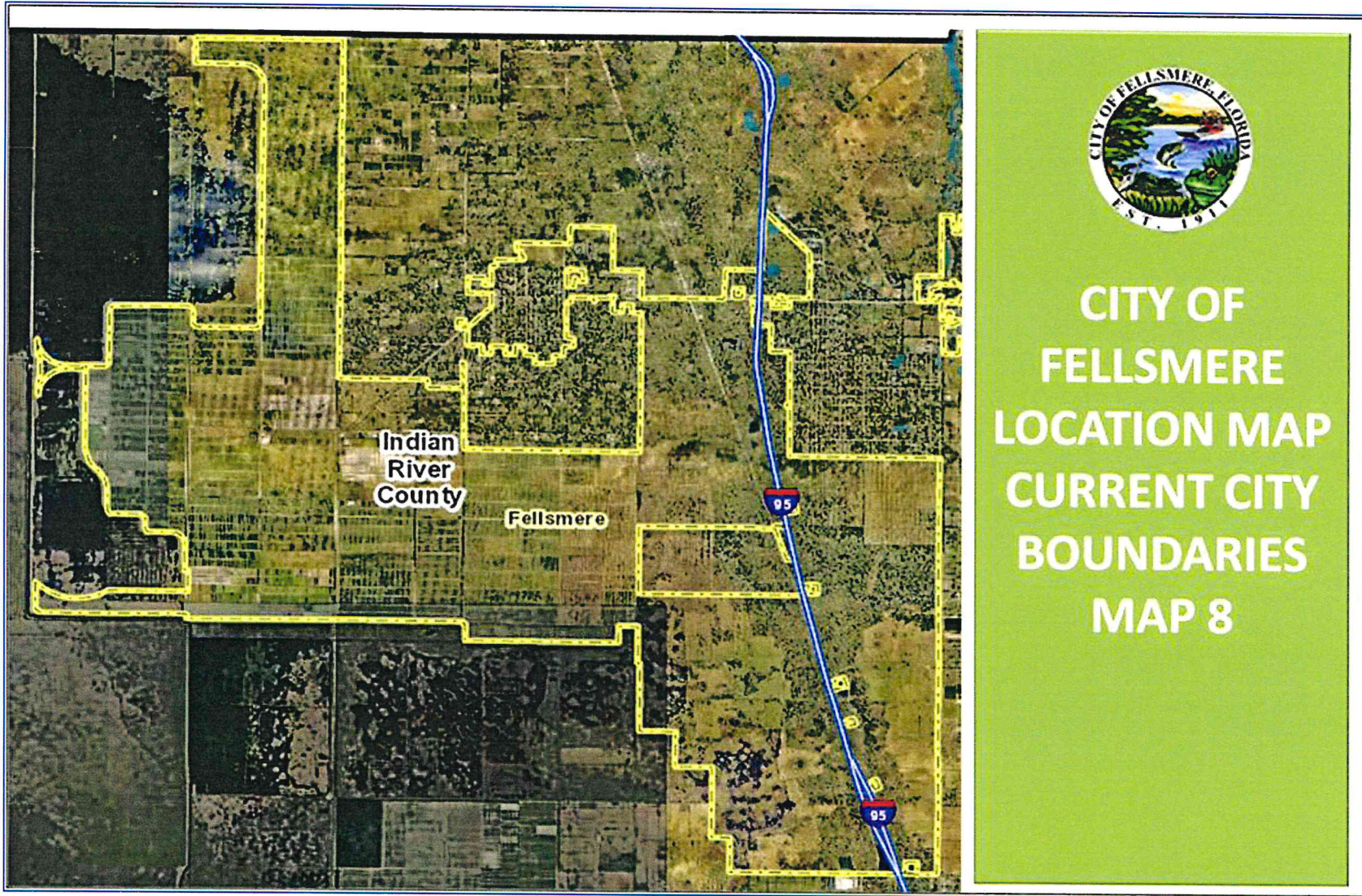


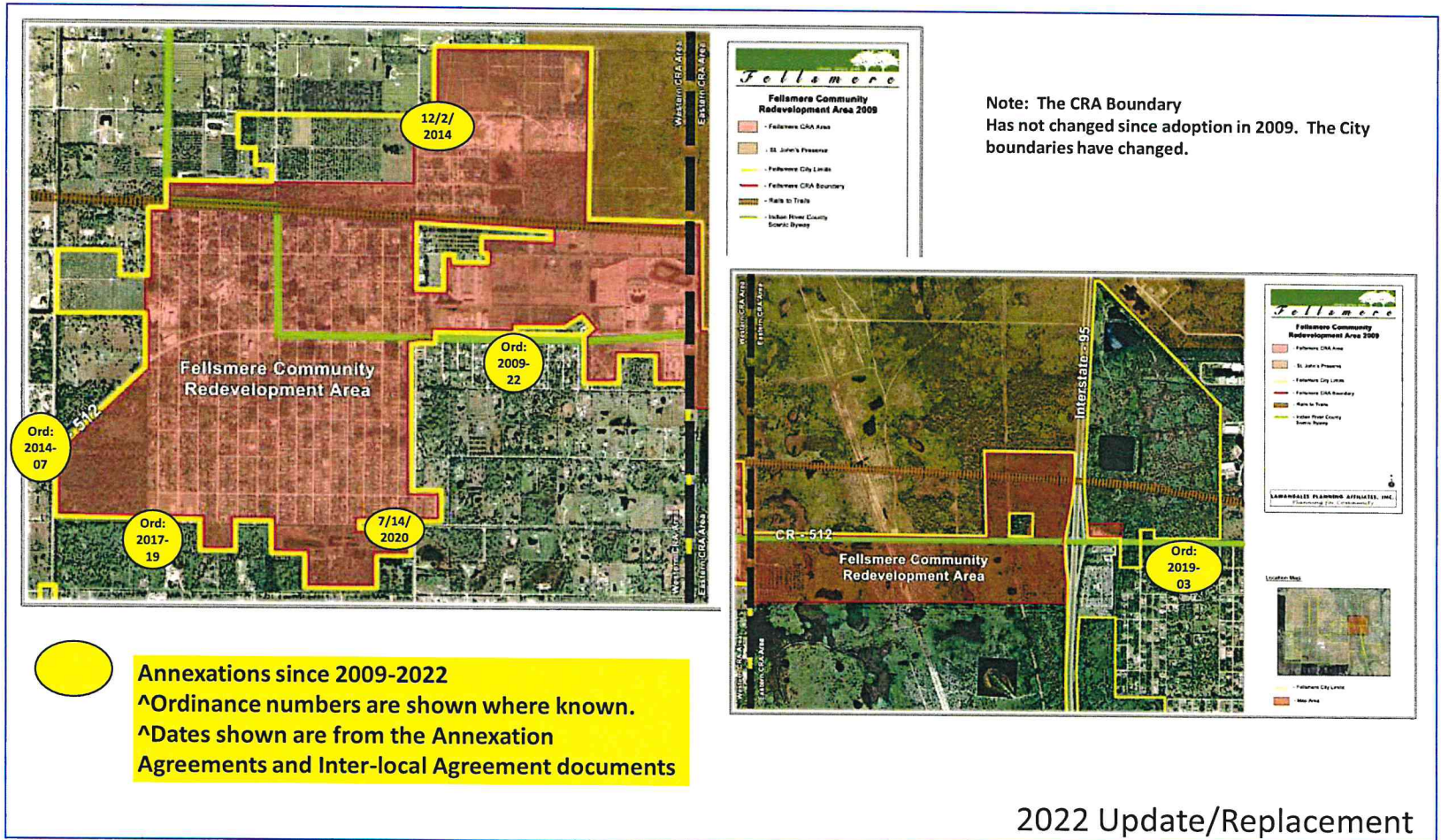
Figure 3 2009 BOUNDARY SKETCH

MAP 8 – 2022 CITY BOUNDARIES

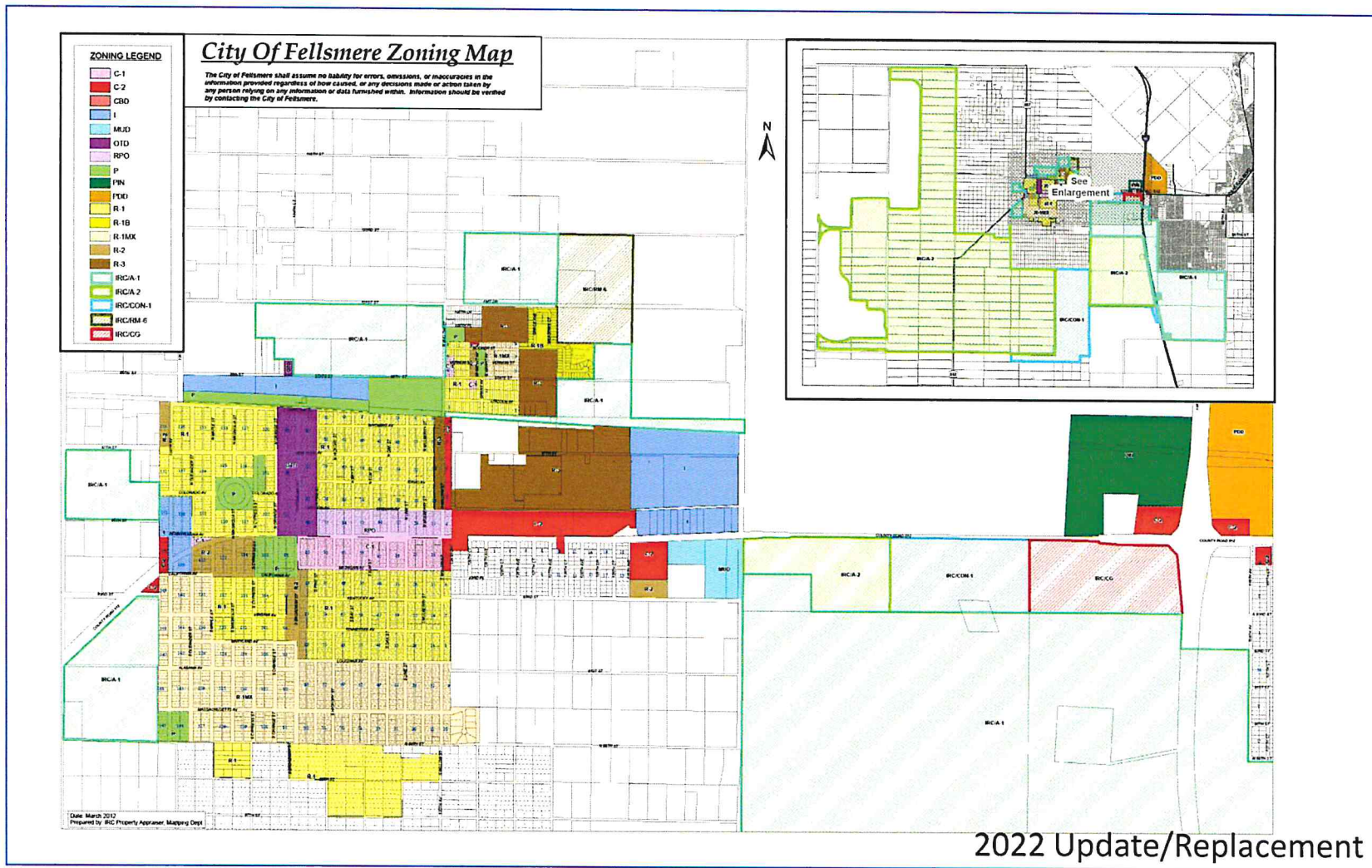


MAP 8A THE ENTIRE REDEVELOPMENT BOUNDARIES PLUS ANNEXATIONS

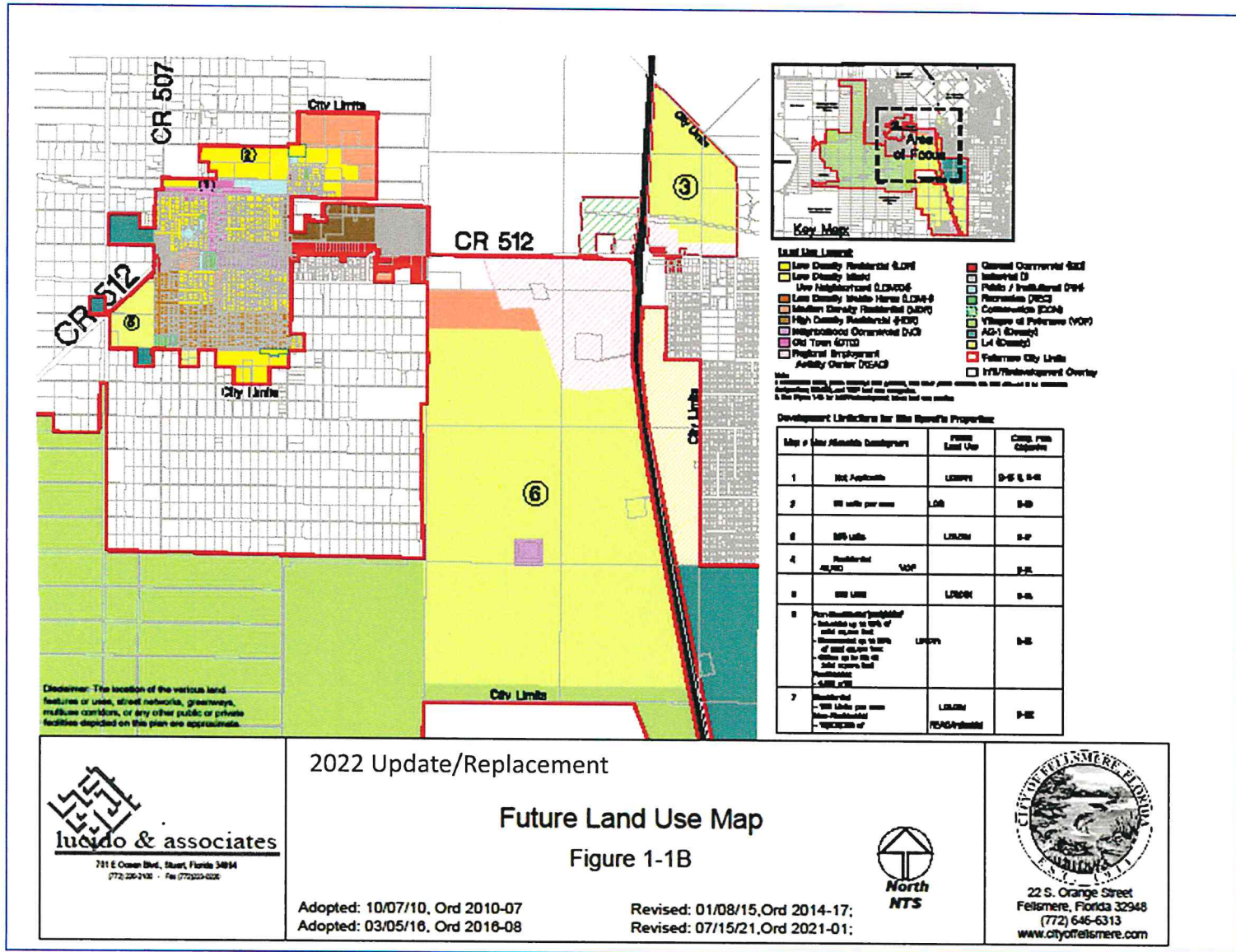
The City has annexed lands in all parts of the City and the new boundaries are shown on Map 8. The 4 Districts with the annexed areas are noted on Map 8A. Some of those new areas may be eligible for inclusion into the CRA once evaluated in a Blight Study. Maps 8B-D show the current Zoning and Future Land Use.



MAP 8B 2022 ZONING



MAP 8C
FUTURE LAND
USE MAP



Lucido & associates
701 E. Ocean Blvd., Stuart, Florida 34994
(772) 226-2130 • Fax (772) 225-0226

2022 Update/Replacement
Future Land Use Map
Figure 1-1B

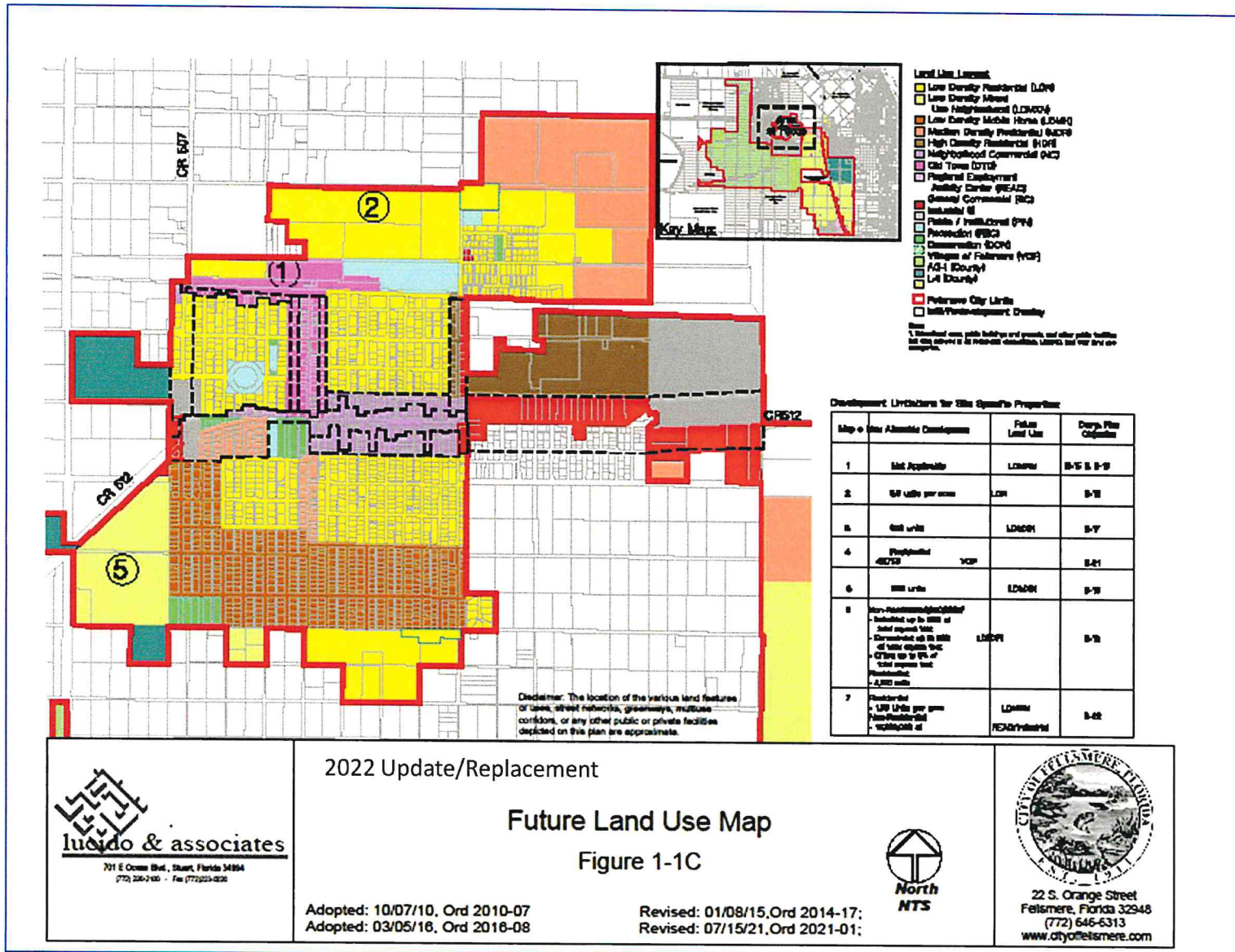
Adopted: 10/07/10, Ord 2010-07
Adopted: 03/05/16, Ord 2016-08

Revised: 01/08/15, Ord 2014-17;
Revised: 07/15/21, Ord 2021-01;



22 S. Orange Street
Fellsmere, Florida 32948
(772) 646-6313
www.cityoffellsmere.com

MAP 8D
FUTURE LAND
USE MAP
CORE CITY
AREA



luccio & associates
701 E Ocean Blvd., Stuart, Florida 34984
(772) 286-2000 - Fax (772) 223-0200

2022 Update/Replacement

Future Land Use Map
Figure 1-1C

Adopted: 10/07/10, Ord 2010-07
Adopted: 03/05/18, Ord 2018-08

Revised: 01/08/15, Ord 2014-17;
Revised: 07/15/21, Ord 2021-01;



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2022 COMMUNITY REDEVELOPMENT AGENCY GOALS

With this update, a new set of strategies have been identified that will tie directly to proposed programs and projects for each district as set forth below.

A. Define the Community Redevelopment Area Identity

- Establish an identity, through the public participation process, that reflects the local culture and preferences of the community. The identity may be based on History, being the first city in Indian River County, Agricultural heritage, the historic railroad; environmental features, fishing capital with the Stick Marsh, Headwaters Lake offering the best bass fishing in the world; access to St. Johns River and St. Sebastian River Preserve State Park, Blue Cypress Lake, etc.; or other things that are ‘strictly’ local elements like the Fellsmere Frog Leg Festival.
- Increase awareness of locations in and near the CRA that reinforce the defined identity; market them; showcase them; support them.

B. Identify Locations for Development and Growth

- The City owns several well located parcels. Identify which of those or which combinations of parcels have the highest potential for development or redevelopment.

C. Stimulate Economic Development through programs and projects that make the CRA attractive for private investment

- Promote the incentives adopted in the Land Development Code (LDC) to help the business community choose

Broadway Street and the large CRA parcels elsewhere, as the preferred location for their businesses.

- Create interest in economic development opportunities by continuing to sponsor major public events (like the Frog Leg Festival) and find new activities to increase visitation to Downtown - Farmer's Markets, antique/art/car shows, music, fun Fridays, national bass fishing tournaments, “Home-made” trade show. This activity can be done solely by the CRA or link into the Main Street efforts for longevity and promotions, and use them to showcase development or redevelopment projects
- Create a Preservation and Education center, at the Community Center or Fire Department building once vacated, which can serve as a major attractor and participant in the overall revitalization efforts, through encouraging eco-tourism, along with marketing the Stick Marsh, St. John’s River, and St. Sebastian River Preserve State Park.
- Help assure the necessary infrastructure for businesses to operate, grow, and succeed, for example, internet, fiber optics, power, labor, utilities, public facilities.

D. Invest in projects whose outcome gives the most visible physical and aesthetic improvements

- Improve the visual perception of CRA properties with convenient parking, lighting and landscape, hardscape features, reliable internet and infrastructure.

- Focus on Gateway, way-finding, and unified identification signage that highlights the ‘theme’.

THE CONCEPTUAL PLAN

The prior conceptual plans were evaluated by the consultants and staff to obtain a benchmark of completed items, what items are outdated, what items have been partially completed and what are new ideas from the City Council, Community Redevelopment Agency, Planning and Zoning Commission, public, staff, and the consultant. A meeting was held on (Date to be provided after the hearing) with the public, City Council and Planning Commission, and staff. The highlights from that meeting were:

- * Focus on the local population and culture as the basis for economic development, redevelopment, and new business development
- * Focus on the environmental resources as a way to bring in people and dollars into the community
- * Focus on Broadway as the heart of the community and try to gain interest for another bank, hotel, new restaurants, and grocery and other needed retailers since Fellsmere is , at minimum, a 10 to 15-minute drive from current shopping areas in Sebastian.

This Plan proposes that the FCRA focus on cultivating and nurturing the local residents and existing business community and those wanting to start a business, so they have the tools and places they can development or grow their businesses. These businesses will 'organically' emerge from returning to the roots of the City: agriculture, eco-tourism, Latin culture, the environment and history. The ideas presented herein will mold and change as time, markets, local economies, and development occurs.

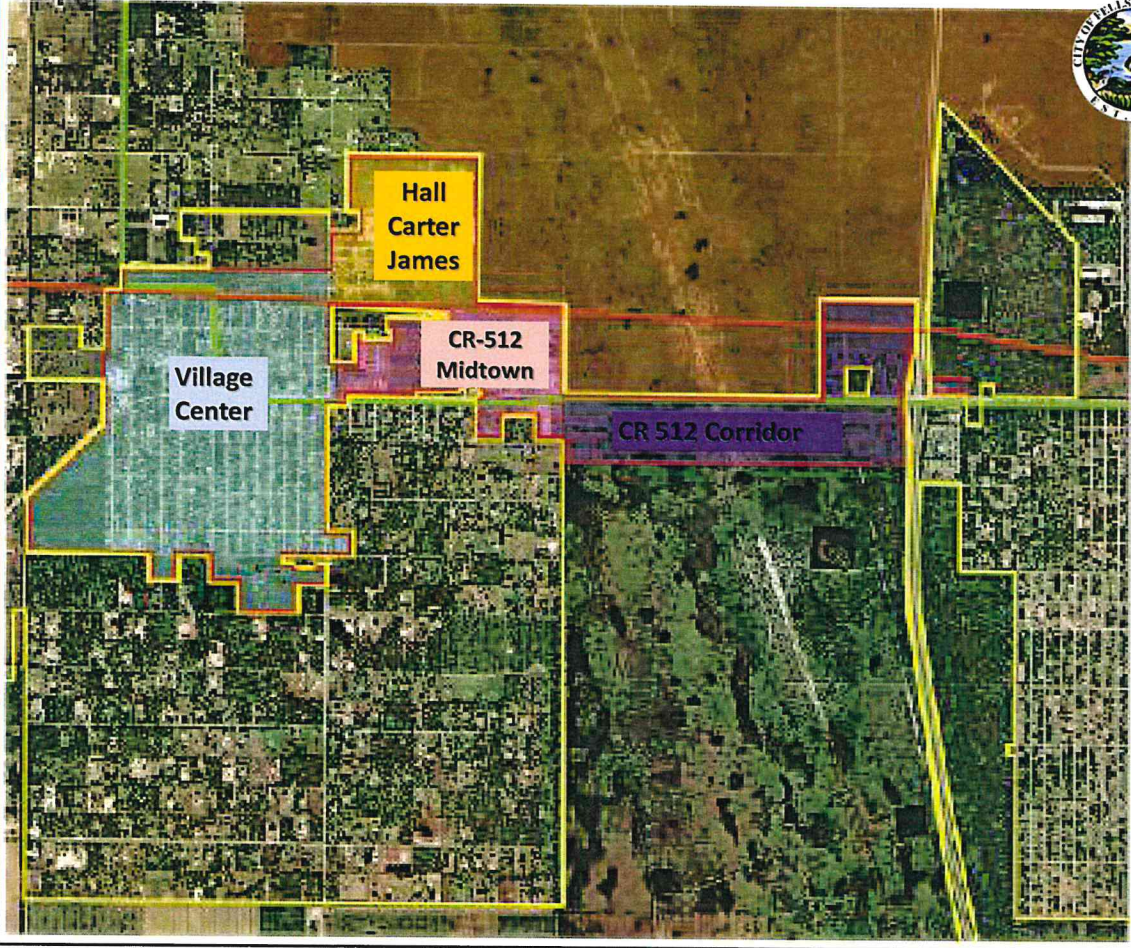

There are several alternative ways to get to the City's desired future, but the best is through generating ideas, thinking creatively and outside the box, taking risks, listening to the community and making that the first step. The market has a way of “finding its way” and the proposed redevelopment projects are strategically designed to bring people to Fellsmere and to showcase its many resources. Once people come, commerce will follow and businesses will grow.

The Fellsmere CRA was broken into 4 Sub-district's, locations of which are shown on Map 9. The remaining maps and exhibits in this section are district specific and used to graphically depict accomplishments and planning and program ideas. Written strategies and the conceptualized plan suggest physical changes, public improvements, administrative actions, and programmatic strategies to foster redevelopment.

1. **East CR 512 Corridor: This is the area of CR 512 that extends from the western boundary of the Ansin parcel east to I-95**
2. **Mid-Town CR 512: This is the CR 512 area from Willow Street to the west boundary line of the 3500 acre parcel, known as the “Ansin” parcel**
3. **The Carter James & Hall a/k/a Hall Carter James (HCJ) subdivision is located in the Northeast section of the City**
4. **Village Center: This area generally includes the current “Old Town” area on Broadway; the area west along South Carolina Street and east to Willow Street; CR 512 from the west City limits to Willow Street**

The following maps and exhibits are graphical depictions of existing FCRA plans, project conceptual ideas, and what components from the plan were accomplished and what the FCRA desires to continue to

implement. Map 10, as taken from the 2009 adopted FCRA Plan, provides a graphic of the existing Concept Plan to provide a starting point for understanding where the FCRA was and where it desires to go.

Map 9 CRA SUB-DISTRICTS

The Community Redevelopment Area boundary shown in red has not changed since 2009 as shown on this map from the 2009 plan. The City has annexed several properties. This map does not reflect the new City boundaries.

2022 Update/Replacement

Map 10 2009 Final Concept Plan

Exhibit 2-A

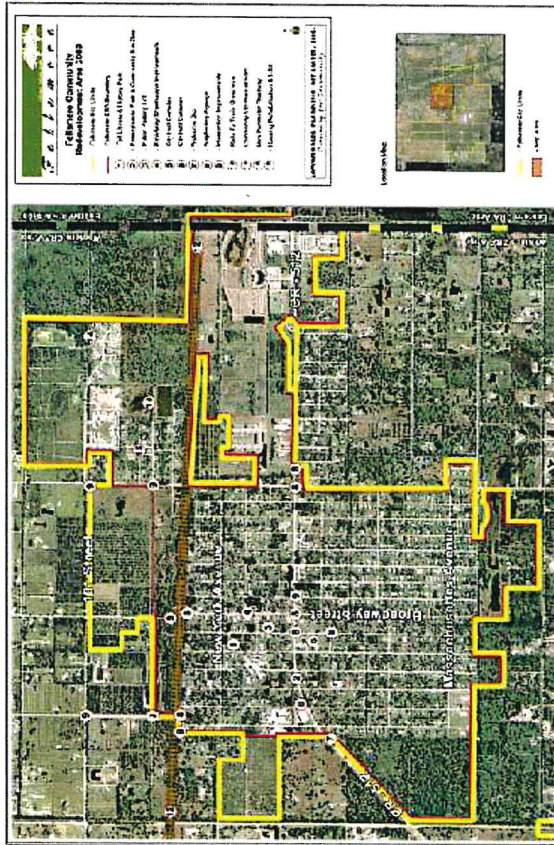


Exhibit 2-B



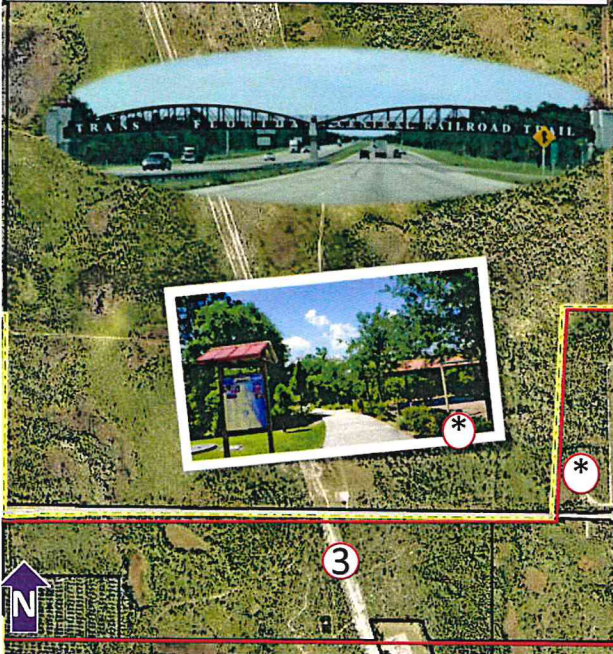
The 2009 Redevelopment Plan contained a myriad of desired outcomes in each of the four (4) Sub-districts. This evaluation will start at the east side, CR 512 Corridor and move westward through each sub-district. The following discussion shows what has been accomplished in each sub-district and what was not undertaken.



THE PLAN EAST CR 512 CORRIDOR & INTERCHANGE MAP 11

Accomplishments:

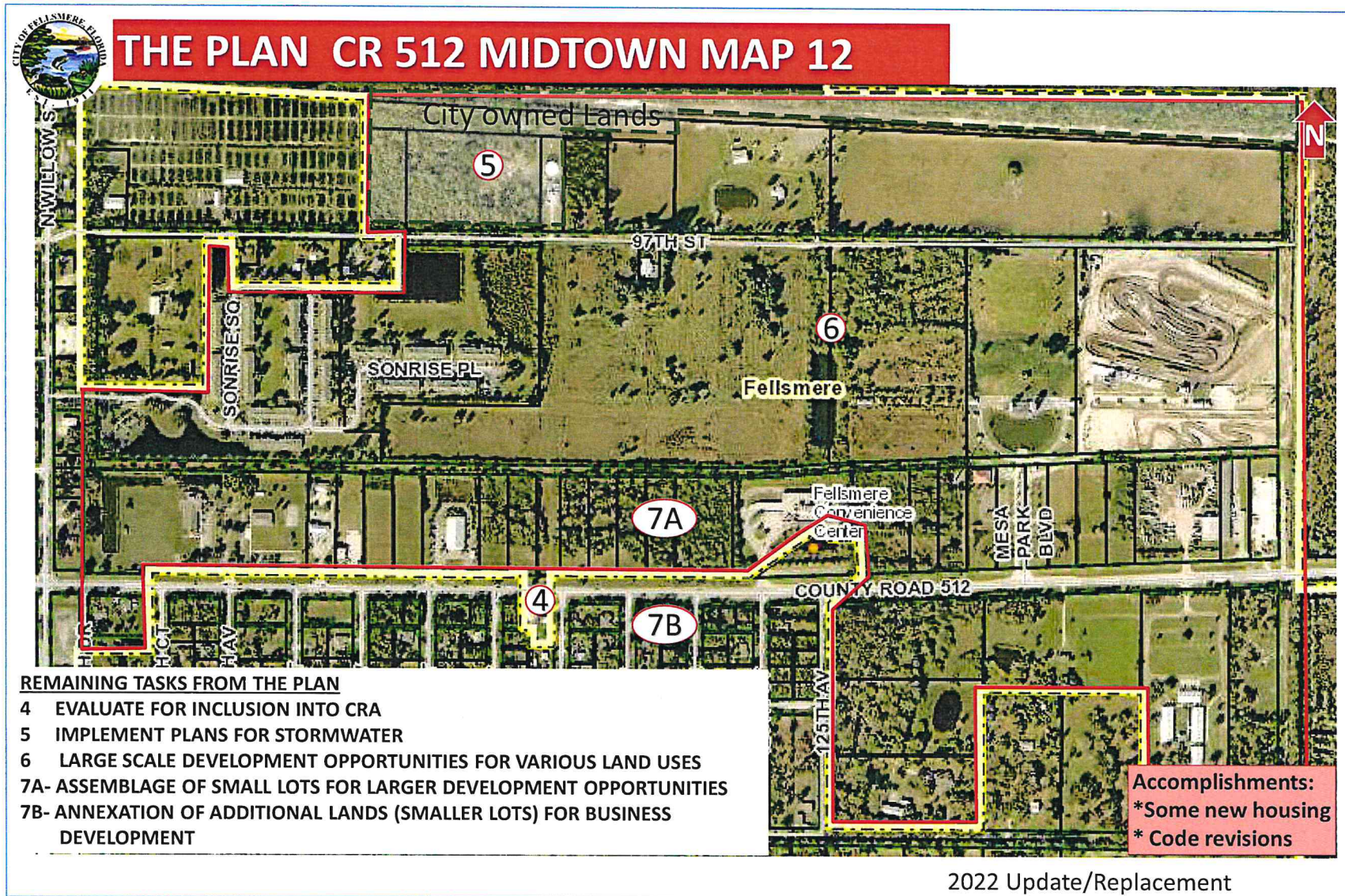
- * Fellsmere Preserve Trail Head
- ^ Gateway Feature and Rails to Trails Greenway
- ② Recent annexations




REMAINING TASKS FROM THE PLAN

- 1 INTERCHANGE LAND USE DEVELOPMENT OPPORTUNITIES
- 2 EVALUATE NEWLY ANNEXED AREA FOR INCLUSION INTO CRA
- 3 PROMOTE AND ENHANCE LINEAR TRAILS/HORSE TRAILS; CORRIDOR IS PART OF IRC SCENIC BY-WAY

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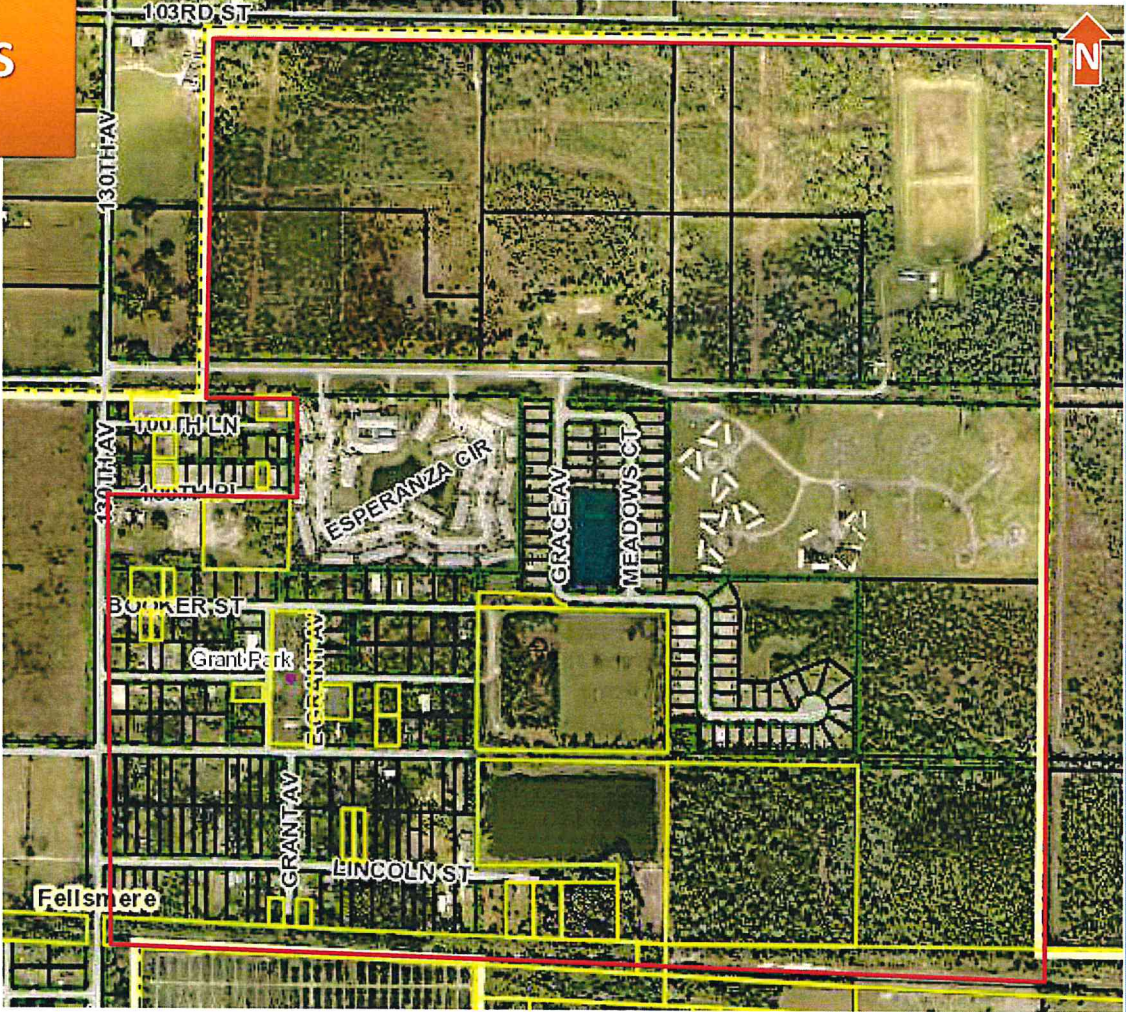




THE PLAN

HALL CARTER JAMES

MAP 13 A



Accomplishments:

- New single and multi-family housing constructed and being planned
- New stormwater management areas to facilitate better regional drainage
- Plans for a new Community Resource Center in conjunction with FACT and others
- Lot acquisition
- Annexation
- Piping of ditches and road paving
- Improvements and expansion of Grant Park
- Intersection of 101st completed
- Neighborhood Watch group established
- Increased housing rehabilitation

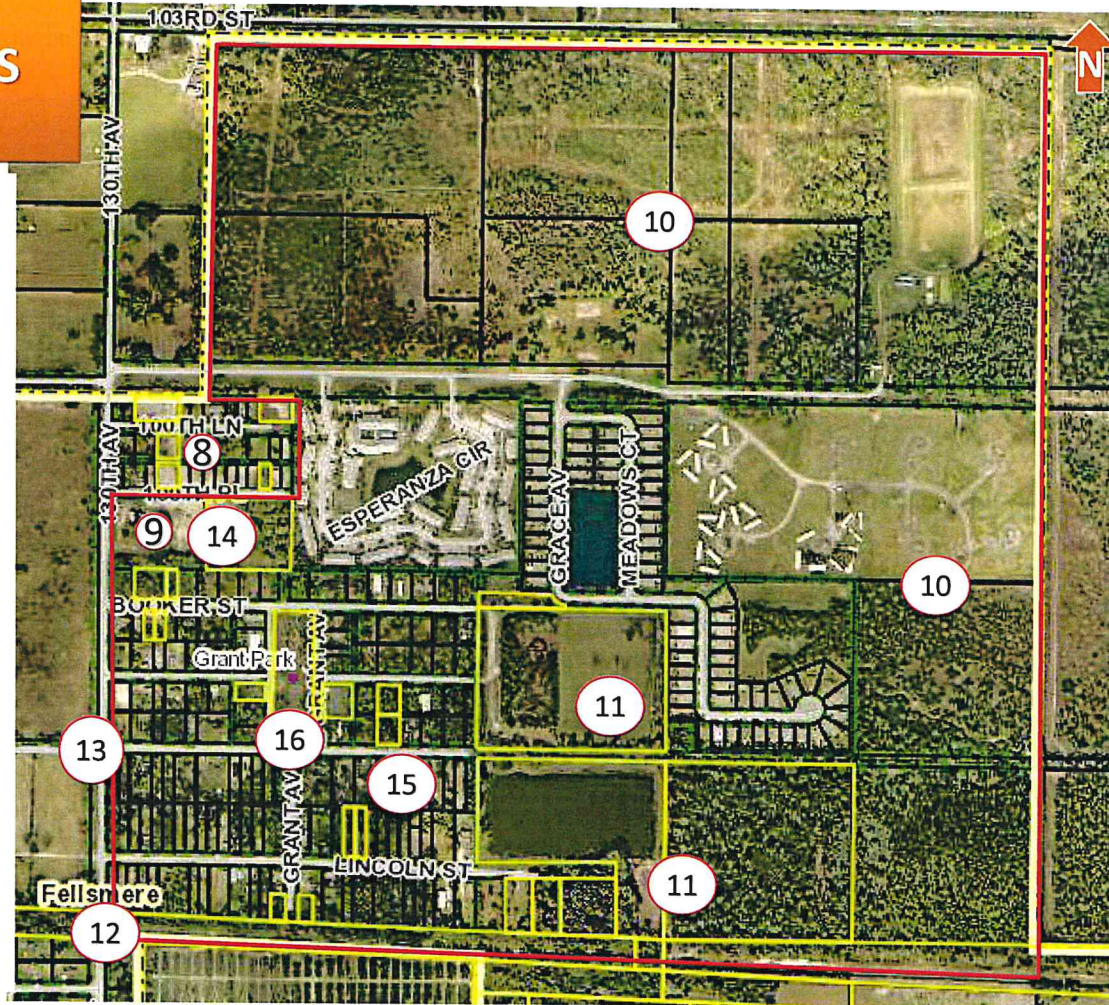
2022 Update/Replacement



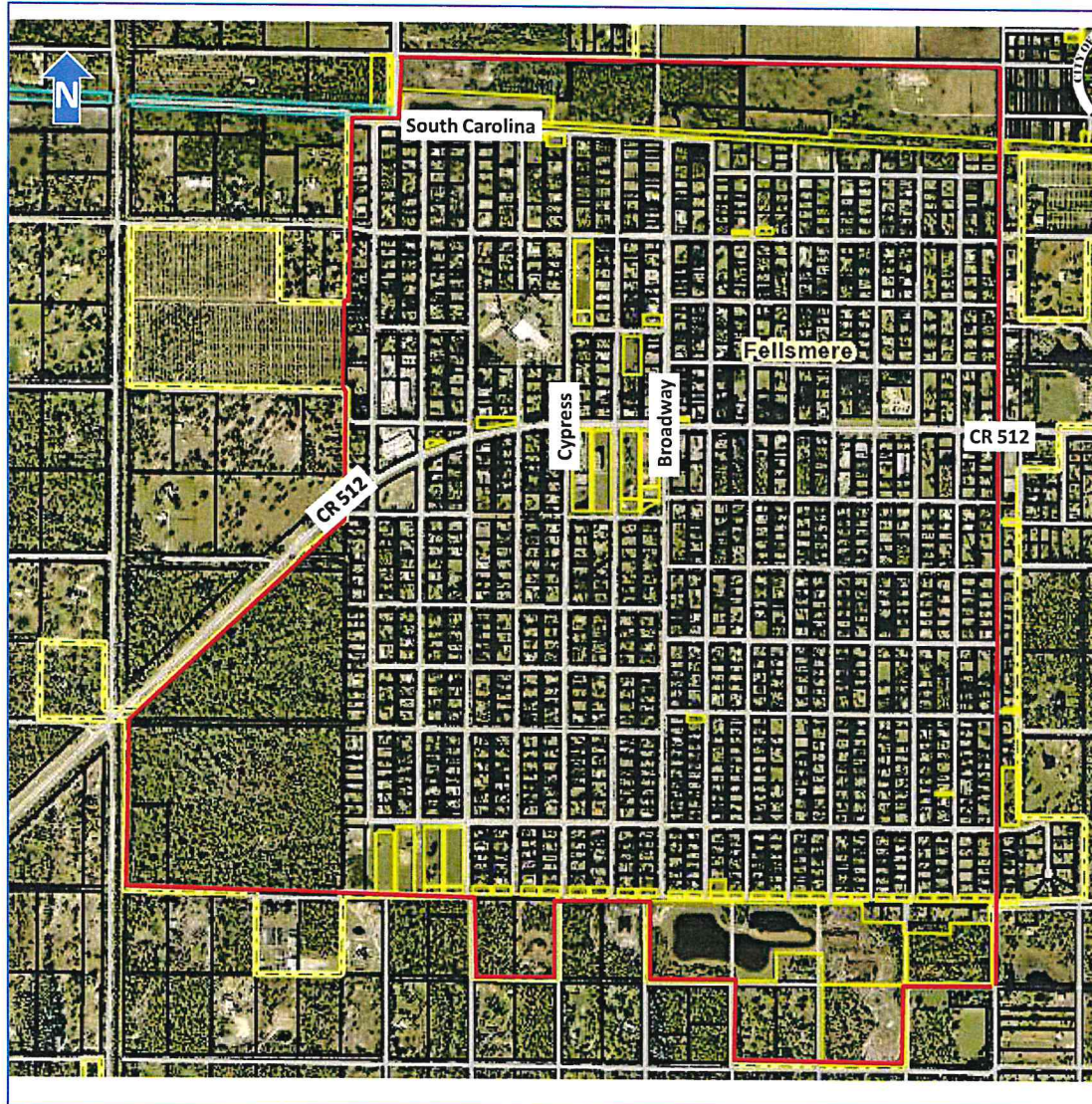
THE PLAN HALL CARTER JAMES MAP 13 B

REMAINING TASKS FROM THE PLAN

- 8 EVALUATE NEWLY ANNEXED AREA FOR INCLUSION INTO CRA
- 9 DEVELOP INTERAGENCY COMMUNITY RESOURCE CENTER
- 10 LARGE SCALE DEVELOPMENT OPPORTUNITIES FOR MIX OF HOUSING BY PUBLIC AND PRIVATE SECTORS AND NORTHERN BY-PASS
- 11 FUTURE STORMWATER PARK
- 12 FELLSMERE TRAILHEAD/EDUCATIONAL/WATER STOP
- 13 INTERSECTION IMPROVEMENTS
- 14 WORK WITH OTHER AGENCIES TO PROMOTE BUSINESS DEVELOPMENT: FOOD STORES, INTERNET CAFÉ, SMALL BOUTIQUES OF HAND MADE GOODS AND PRODUCTS, COMMUNITY KITCHEN
- 15 OFFER INDIVIDUAL PROPERTIES FOR PRIVATE HOME-OWNER PURCHASE THROUGH RFP PROCESS
- 16 MAINTAIN/ENHANCE GRANT PARK AS COMMUNAL FOCAL POINT



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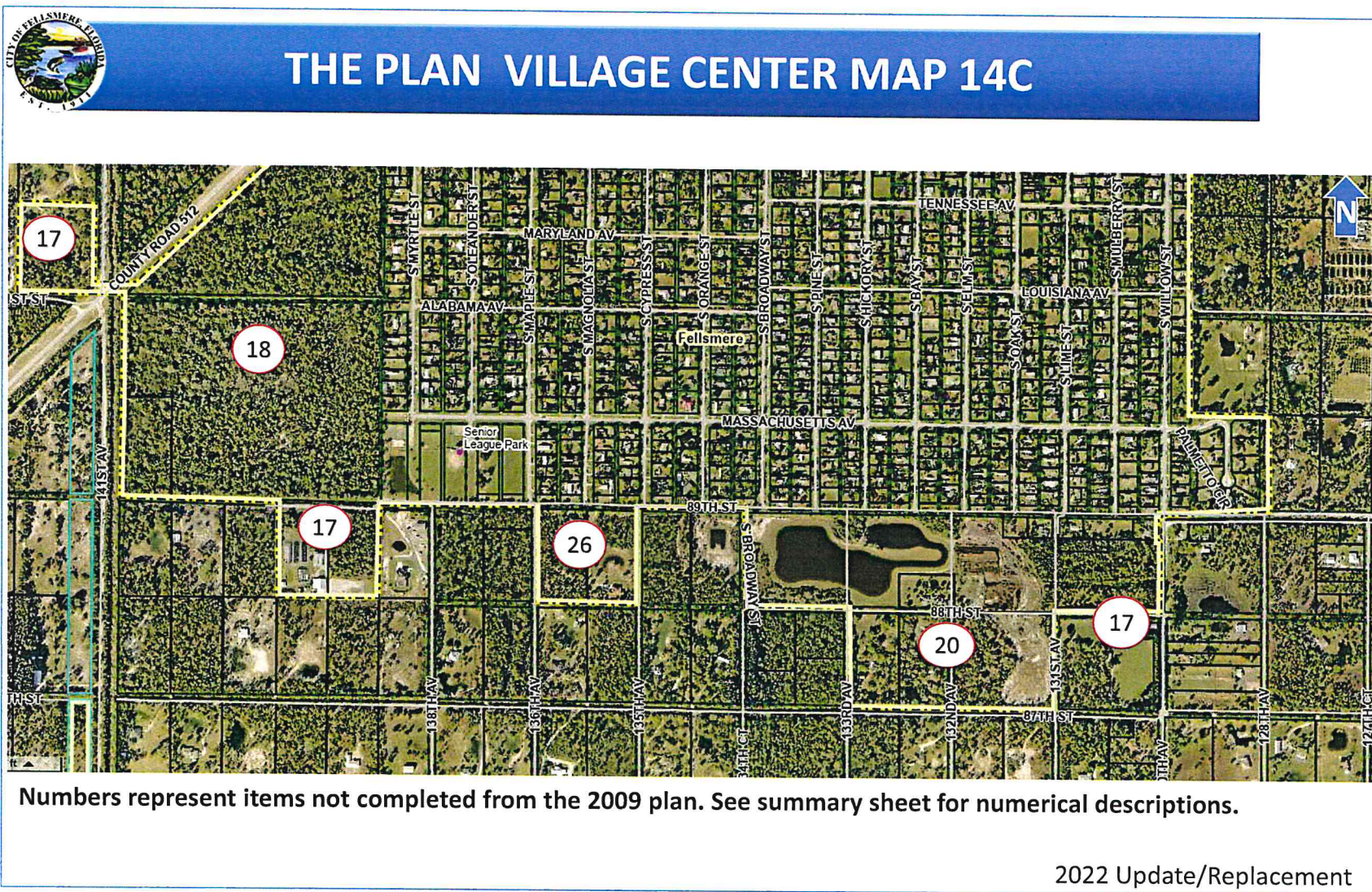
THE PLAN VILLAGE CENTER MAP 14

- Accomplishments:**
- Completion of renovation of historic City Hall at the old Fellsmere School
 - New Broadway Master Plan, Marian Fell Library Plans, and Parking plans
 - Began implementing Marian Fell Library Plans
 - Park improvements at the Little League and Senior League Fields
 - North and South Lake regional stormwater projects
 - Annexation of various lands
 - Adoption of the Overlay Zoning District for Downtown
 - Continued working with the County on alterations to Myrtle and South Carolina/Babcock Street intersection; property acquisition for new right-of way
 - Completed the Skate Park

2022 Update/Replacement









THE PLAN VILLAGE CENTER MAP SERIES SUMMARY

REMAINING ITEMS FROM THE PLAN*:

- 17 EVALUATE NEWLY ANNEXED AREAS FOR INCLUSION INTO CRA
- 18 LARGE SCALE DEVELOPMENT OPPORTUNITIES FOR MIX OF HOUSING BY PUBLIC AND PRIVATE SECTORS
- 19 WELCOME/GATEWAY SIGN
- 20 SOUTH REGIONAL STORMWATER LAKE
- 21 PENNSYLVANIA PARK AND BUS STOP
- 22 INTERSECTION IMPROVEMENTS
- 23 'ON BROADWAY': ESTABLISH MAIN STREET PROGRAM-MARKETING, ECONOMICS, DESIGN, AND ORGANIZATION
- 24 IMPLEMENT MARIAN FELL LIBRARY ARTISTIC VILLAGE
- 25 IMPLEMENT PARKING LOT CREATION ON ORANGE AND OTHER LOTS ON PARALLEL STREETS
- 26 MAINTAIN/ENHANCE SENIOR LEAGUE PARK AS COMMUNAL ACTIVITY SITE
- 27 OFFER SELECTIVE LOTS FOR PRIVATE OWNERSHIP IF SURPLUS THROUGH REQUEST FOR PROPOSAL
- 28 EVALUATE COMMUNITY CENTER AND/OR FIRE STATION RELOCATION FOR BUSINESS INCUBATOR, COMMUNITY USES OR CONVERSION TO PRIVATE SECTOR; WORK WITH OTHER AGENCIES TO PROMOTE BUSINESS DEVELOPMENT: FOOD STORES, RESTAURANTS, COFFEE AND INTERNET CAFÉ, BOUTIQUES OF HAND MADE GOODS AND PRODUCTS, COMMUNITY KITCHEN
- 29 CONTINUE TO IMPLEMENT TOWN CENTER PLANS AT CITY HALL; PARK IMPROVEMENTS, COMMUNITY CENTER, AMPHITHEATRE, GAZEBO
- 30 PROVIDE ADDITIONAL PARKING AND AREAS FOR SPECIAL EVENTS

***Numbers correspond to Maps 14A-C.**

2022 Update/Replacement

The Exhibits on the following pages reflect new conceptual plans, layouts, design ideas, or programs that the City has considered since 2009. They are now brought into this Plan update to reflect current capital or program ideas for budget purposes.

EXHIBIT 3A BROADWAY MASTER PLAN



Existing Buildings		Parking Available		Estimated Development Potential		Drainage Requirements	
Key		Broadway	123	First Floor		Total Study Area	975,000 sf / 22.38 ac
1 Chevron	8	Oregon	8	Existing	61,825 sf	FWCD 2" Regt	162,500 cf / 3.73 ac-ft
2 Patel Bldg	8	Idaho	8	Proposed	114,775 sf	S/WMD 5" Regt	406,250 cf / 9.33 ac-ft
3 Marsh Landing	32	New York	32	Second Floor		Subsurface Storage (assumed 2.5' deep)	
4 Gallery	9	South Carolina	9	Existing	7,000 sf	FWCD 2" Regt	65,000 sf / 1.49 ac
5 Community Center	22	Colorado	22	Proposed	114,775 sf	S/WMD 5" Regt	162,500 sf / 3.73 ac
6 Fire Station	97	Municipal Lot	97	Third Floor		French Drain (assumes squat 18" drain in 8' bed)	
7 Feed Store	66	Proposed Lot	66	Existing	0 sf	FWCD 2" Regt	16,250 sf / 14,444 cy
8 Rooming House*	630	Private Lots	630	Proposed	114,775 sf	S/WMD 5" Regt	40,625 sf / 36,111 cy
9 La Charo Grocer*	995	Total	995	Total	413,150 sf	Lake Storage (assume 5' deep)	
10 Grocer		Parking Required		New Taxable Value		FWCD 2" Regt	32,500 sf / 0.75 ac
11 Hair Salon*		1st Floor	627	Total New SF	344,325	S/WMD 5" Regt	81,250 sf / 1.87 ac
12 Lucky Strike		2nd Floor	254	Value per SF	\$75		
13 Herndon Bldg		3rd Floor	89	Estimated Value	\$25,824,375		
14 Old Post Office		Total	969	Tax Rate	0.00752		
15 Fellsmere Inn		Surplus	26	Potential TIF	\$194,199 annual		
16 Fellsmere Church							
17 Taylor building							

* represents potential redevelopment opportunity

2022 Update/Replacement
Concept approved by
CRA/City Council July 7, 2011

NTS. Disclaimer: The location of various land uses, buildings, roadway features, sidewalks, parking, driveway connections, landscaping and other facilities depicted on the Broadway Master Plan are conceptual and do not reflect the City's or any Property Owner's existing or proposed plan for the use of the property shown herein.



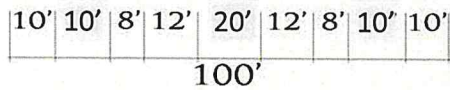
BROADWAY MASTER PLAN

Fellsmere, Florida



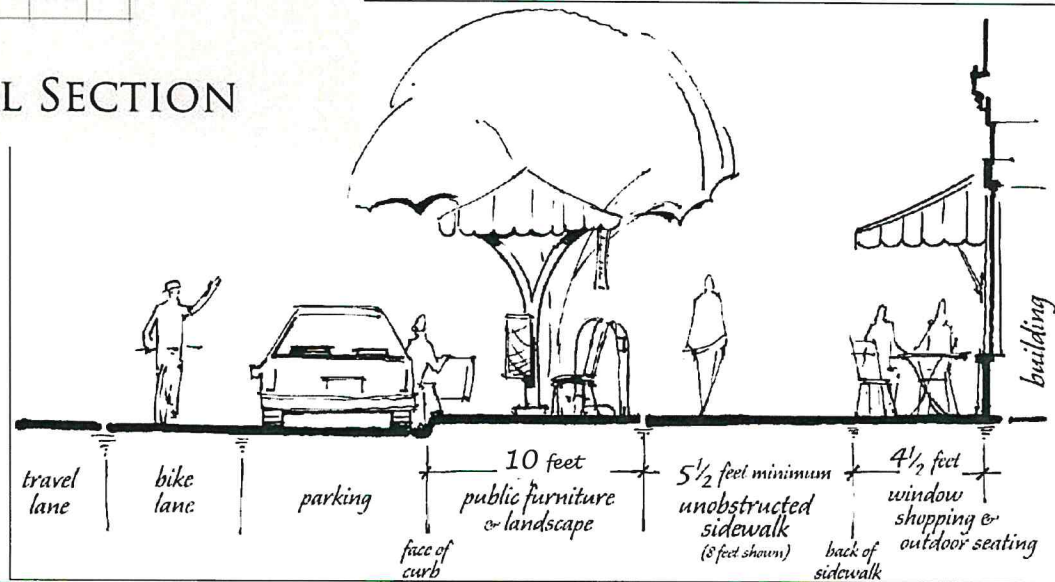


EXHIBIT 3B BROADWAY TYPICAL STREET SECTION



BROADWAY TYPICAL SECTION

BROADWAY TYPICAL STREET SECTION



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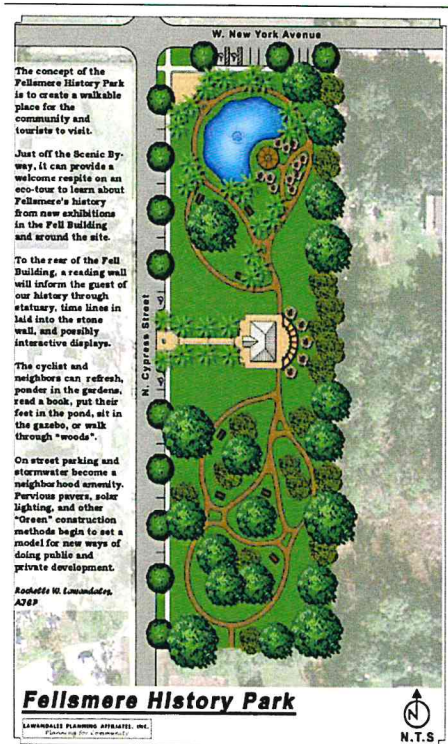
 **EXHIBIT 3C
BROADWAY STREETSCAPE OPTIONS**



2022 Update/Replacement

EXHIBIT 4 MARIAN FELL LIBRARY

Approved by the CRA/City Council February 6, 2014



From an idea...

2022 Update/Replacement



MARIAN FELL LIBRARY

Approved by the CRA/City Council February 6, 2014



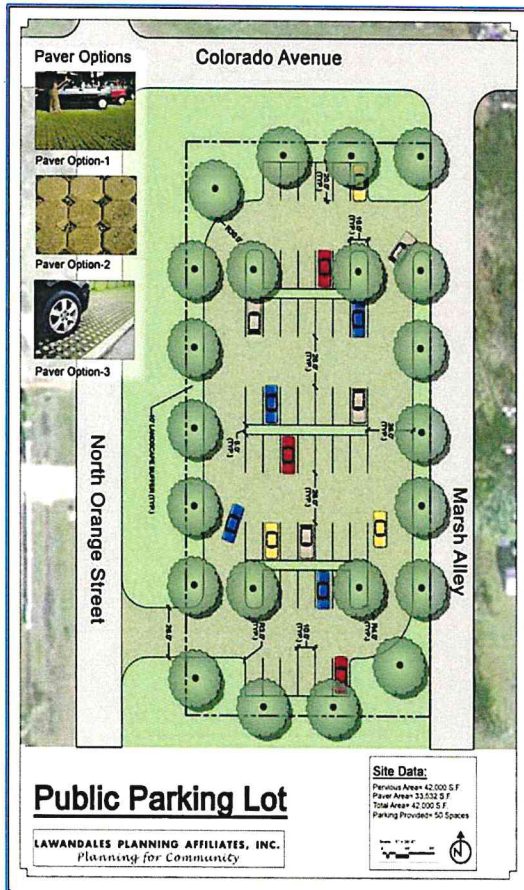


EXHIBIT 5

2009 MUNICIPAL PARKING CONCEPT

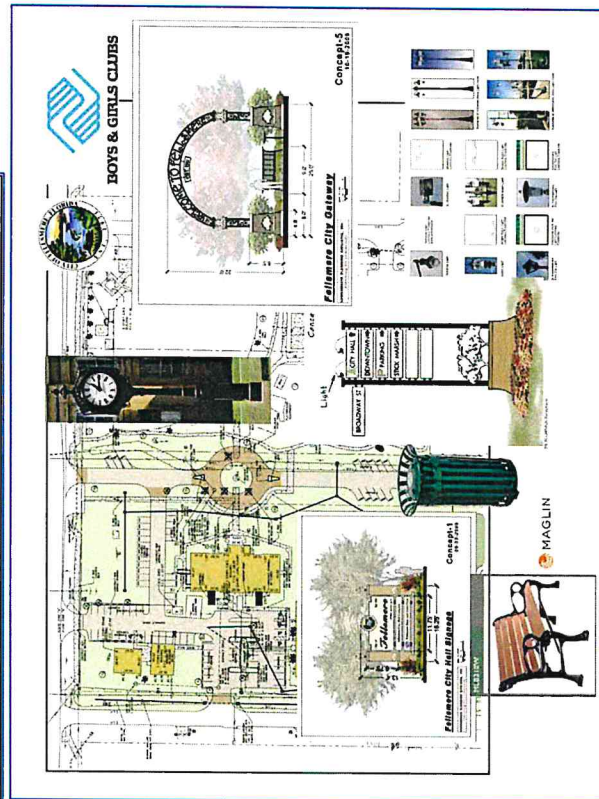


EXHIBIT 6

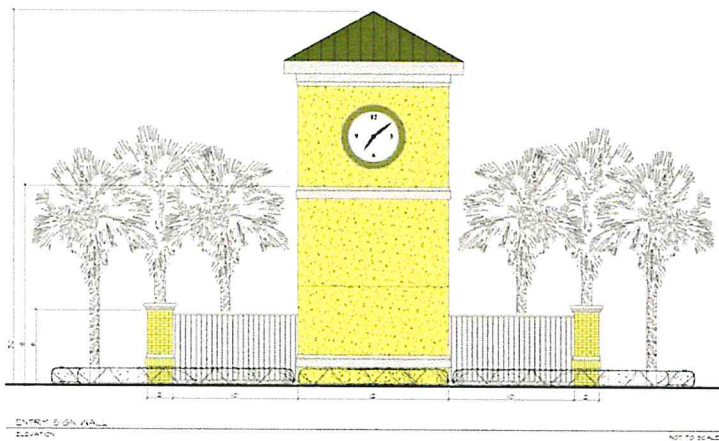
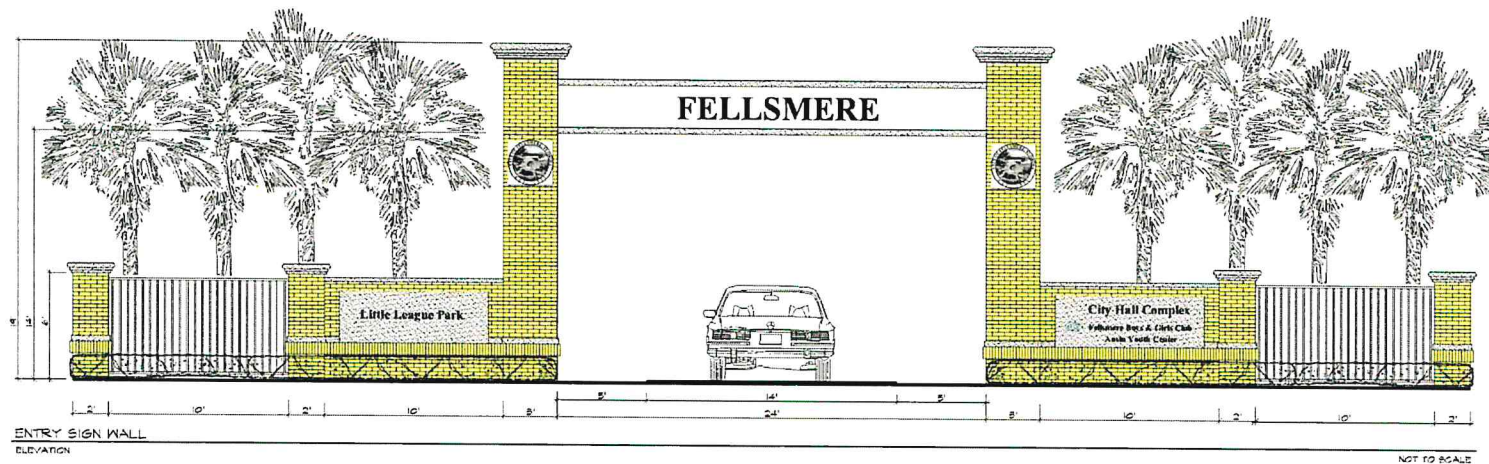
2009 MUNICIPAL SITE CONCEPTS

Among the projects that the CRA/City have implemented in the Village was the restoration of the historic old school house into a City Hall and Boys and Girls Club is a testament to the tenacity of all of the civic-minded residents, City Council and staff. It stands as a central beacon for civic activities. There are endless ideas for how to continue that success with expansion plans for the vacant lands surrounding the building, maintaining and enhancing the Little League Park, adding events, creating a civic hub, stimulating small business development, and connectivity to the Indian River Scenic By-way and other linear trails and greenways.

A modification to the Orange Street conceptual plan shown in Exhibit 5 from the 2009 Plan is under consideration.

Exhibit 6, taken from the 2009 Plan, is indicative of the many similar improvements which were spawned from those ideas. There are plans for parking on various lots owned by the City in the downtown.

EXHIBIT 7 CITY HALL, GATEWAY AND ENTRY SIGNAGE IDEAS



Original Sign at US 1 and 512

EXHIBIT 8 PENNSYLVANIA PARK MODIFICATIONS



EXHIBIT 9 I-95 GATEWAY SIGN IDEA FROM 2009

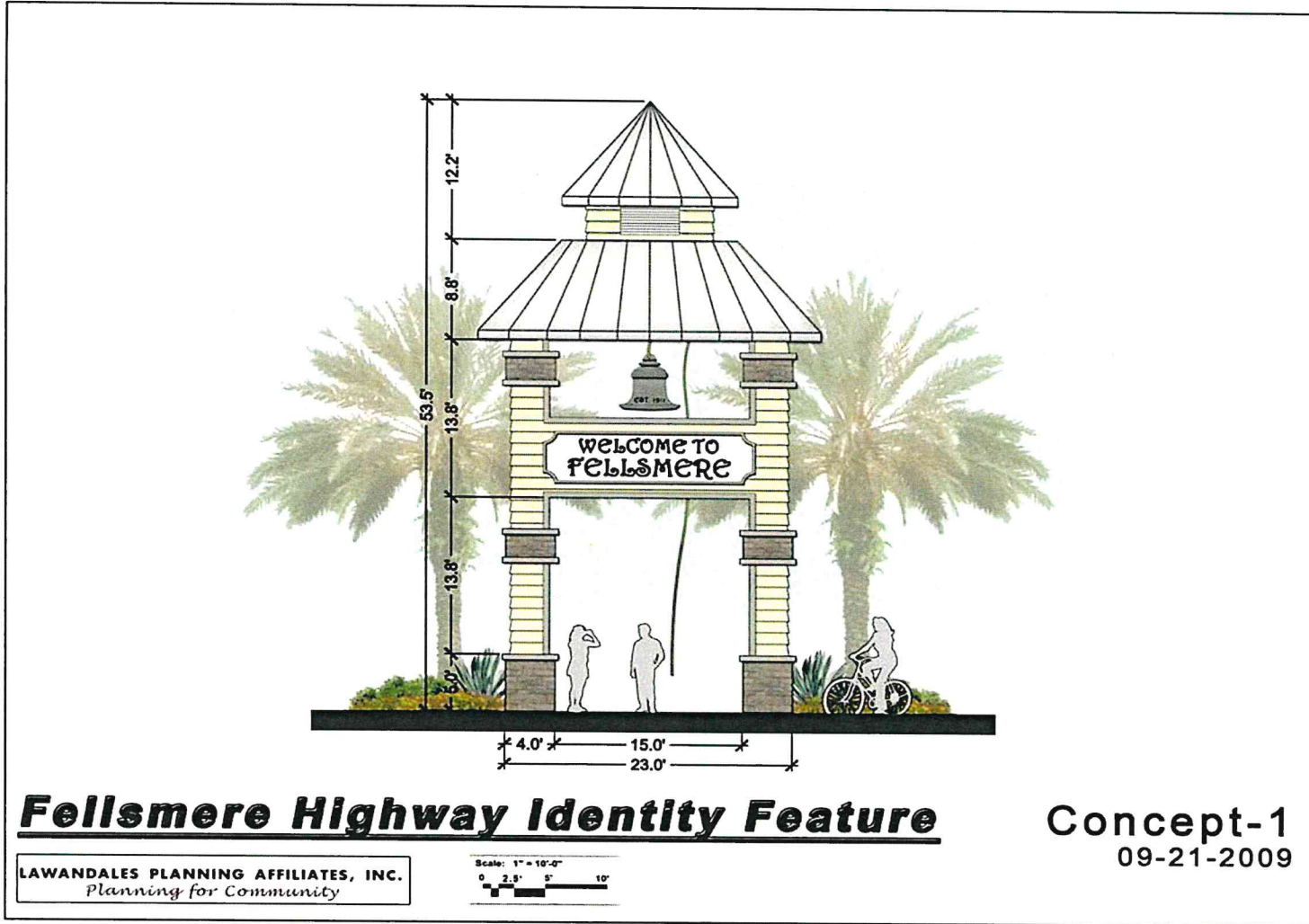
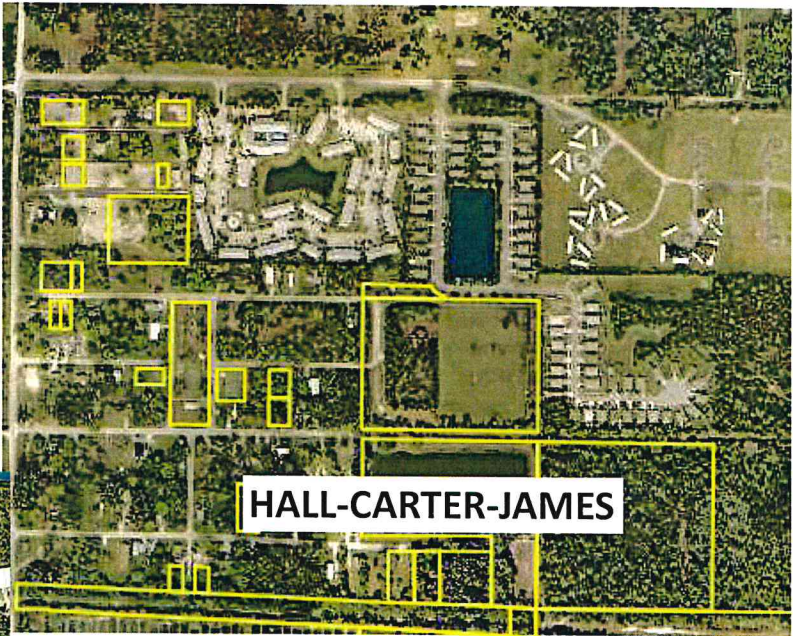


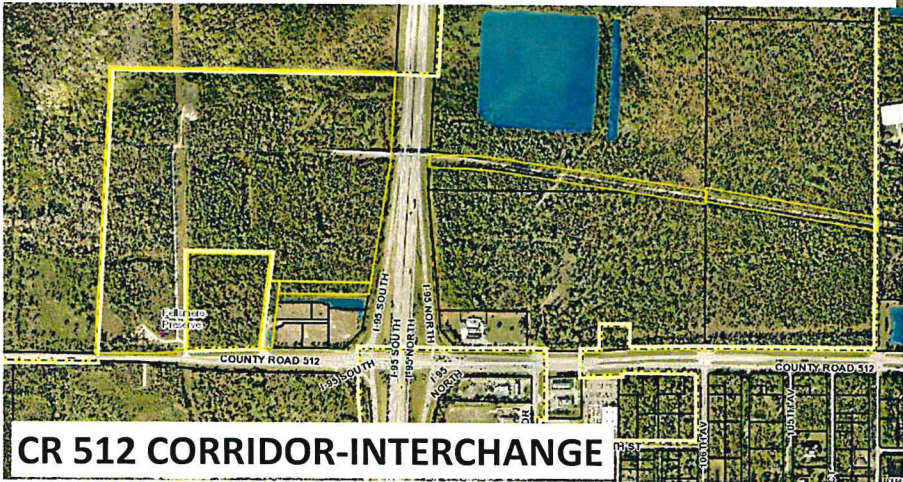
EXHIBIT 10 CITY OWNED LANDS



VILLAGE CENTER



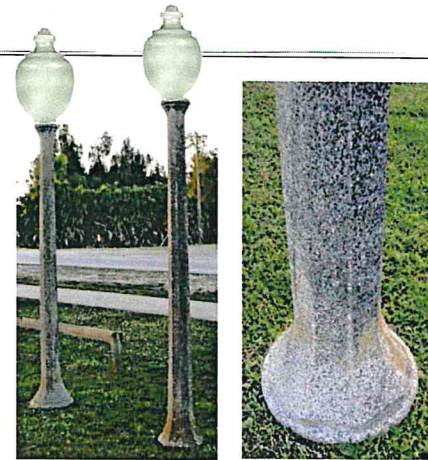
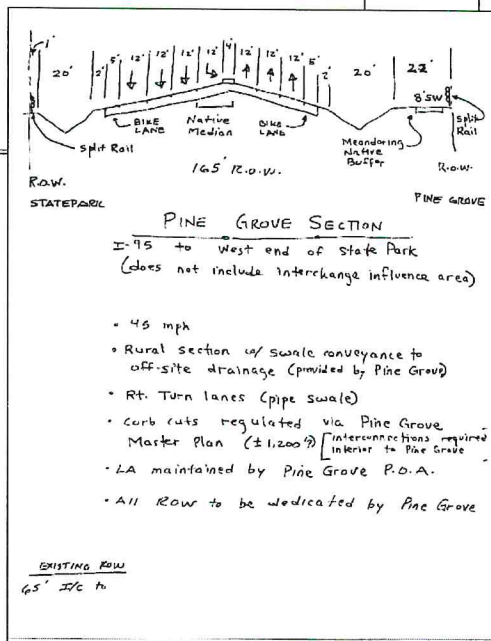
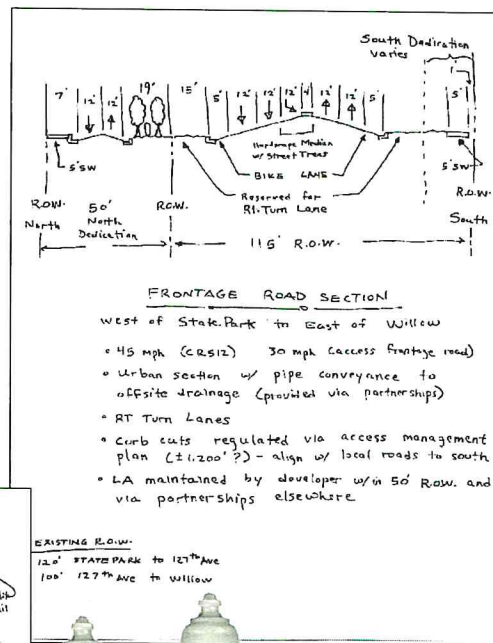
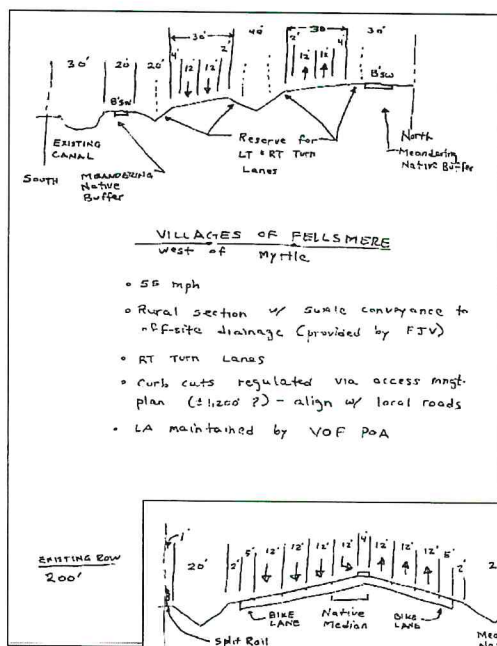
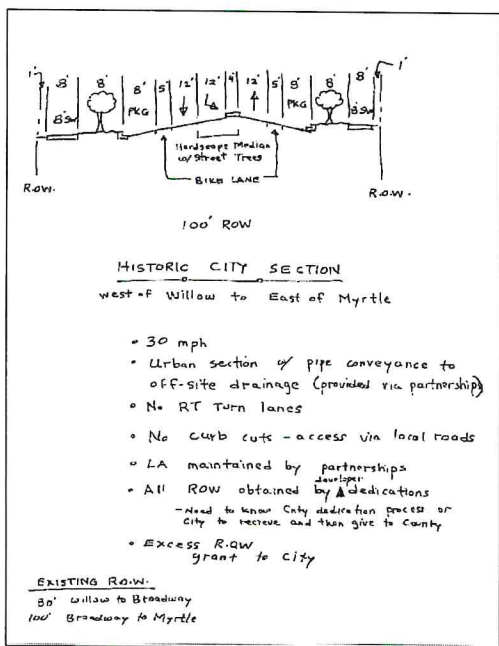
HALL-CARTER-JAMES



CR 512 CORRIDOR-INTERCHANGE

Note: The City of Fellsmere owns no lands in the CR 512 Midtown or CR 512 Corridor west of the Fellsmere Trailhead Preserve at the I-95 interchange.
Source: Indian River County Property Appraiser, 2022

2022 Update/Replacement



2022 Update/Replacement

EXHIBIT 11
EXAMPLES OF DESIRED
CROSS SECTIONS
IN ALL 4 DISTRICTS
PLUS LIGHTING SAMPLES
FOR EAST OF WILLOW ST.

FOCUSED EFFORTS

Too many activities strain both human and economic resources. It is recommended that the CRA needs to now be selective and use a targeted approach for securing quick victories and causing catalytic changes. To that end, the following are recommended to be the focal points for the Agency in all 4 sub-districts.

#1 FOCUS AREA: VILLAGE CENTER/DOWNTOWN

All roads lead to Broadway, the city's 'main street', the historic roots, and once life blood supporting the commerce needs of the community and the passengers on the historic railroad.

WHEN: Now, ongoing

WHY: It's the heart and soul of the City. If the heart is pumping, life giving blood will flow to all other parts of the City.

FUNDING SOURCES: CRA, grants, CDBG, private sector

HOW: By targeting resources to this district, the CRA can target resources to create quick victories that will be of lasting social and economic value. **The priority strategies are:**

➤ PROGRAMMING:

1. Establish a MAIN STREET program and use its 4-pronged approach: Organizational, Marketing/Promotion, Economic, and Design components. This will help to implement the master plan and assure that new projects meet key design elements, are marketed properly, are collaborative and bring together the village community. **(#1 --AS SOON AS POSSIBLE)**

➤ ECONOMIC DEVELOPMENT, ENVIRONMENTAL STEWARDSHIP, MARKETING/PROMOTIONAL:

1. Create and promote a community hub at the Community Center, Fire Station, or other location preferably on Broadway; however, a location at City Hall would also work.
 - a. This can be in the form of an incubator, which offers internet access, perhaps concessions out an internet cafe, is a local business center where local vendors can 'rent' or lease space or access educational or physical resources to establish or grown their business. It could be a 'trade' post, where markets are held and 'trading/bartering' for services can be organized. This is viewed differently from the center envisioned and being constructed in Hall Carter James, which will be a neighborhood resource center, as well as facilitator of economic development.
 - b. The Community Hub could also be an ecotourism and sustainable outdoor recreation education station and resource facility. Kiosks could focus on Fellsmere's rich outdoor, environmental and agricultural history and resources. Where are places to hike, fish, trail ride, horseback ride, exercise, provide information about the local parks and activities? Need a fishing license or know where

a boat rental or kayak rental is? This becomes a visitor center and environmental showcase.

➤ **CAPITAL INVESTMENT:**

1. Implement the physical aspects of the downtown Master Plan, Figure 5, by annual programming of capital facilities as funding becomes available: parking, stormwater, lighting, landscape, streetscape, signage, and other projects. This is done as money can be saved, bonded, or allocated from the Tax Increment Fund revenues.
2. Improve lands along CR 512 known as Pennsylvania Avenue Park as shown in Figure 4.
3. Create an Artists Village with medium density housing through public private partnerships on lands owned by the City currently known as Marion Fell Library property on North Cypress Street. (See Figure 6)

CAPITAL INVESTMENT PROJECT EXAMPLES:

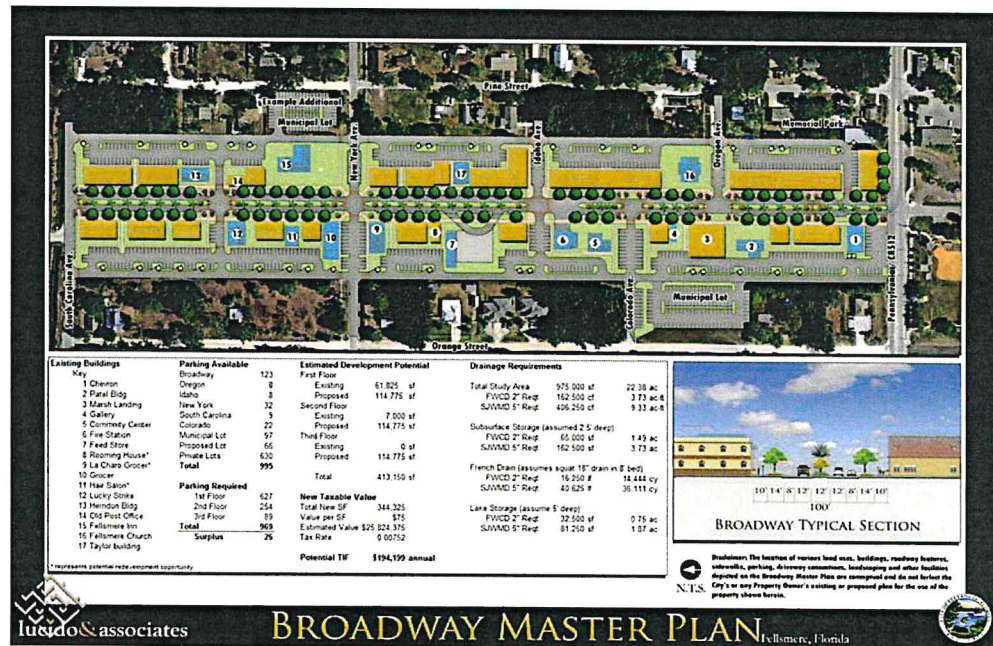
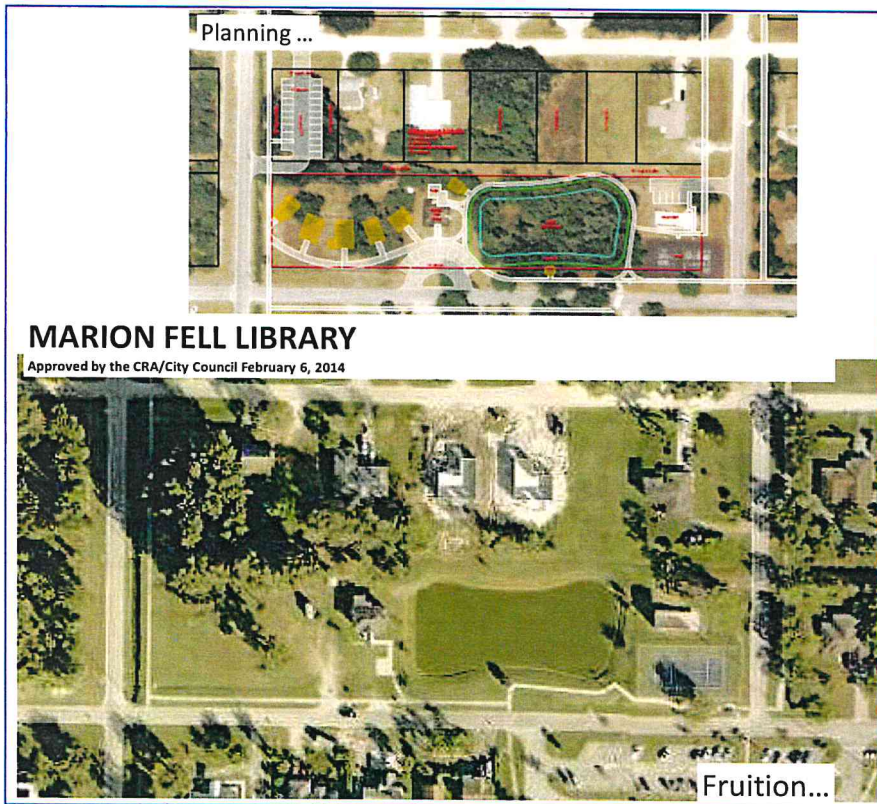


Figure 5 Broadway Master Plan



MARION FELL LIBRARY

Approved by the CRA/City Council February 6, 2014

Figure 6 Marian Fell Library

#2 FOCUS AREA: HALL CARTER JAMES (HCJ)

This is a historically African American and migrant farm worker subdivision, which expanded in 2009 with a 157-acre annexation of lands owned by Fellsmere Joint Venture, one of the largest agricultural conglomerates in Indian River County. The area is not

only is part of the FCRA, but it is also the area of the city most eligible for Community Development Block Grant (CDBG) funding. The Fellsmere Action Community Team (FACT) is preparing a site to become an economic development community resource center. The City has partnered with Fellsmere Joint Venture (FJV), Habitat for Humanity, local non-profits, and others to increase the supply of affordable owner occupied housing, multi-family rental housing, and enhance stormwater management and provide regional parks in this District.

Most importantly, over the past 15 years, the community residents have become more actively engaged in decision making, project development, and neighborhood safety through a neighborhood watch program. This area should be a parallel focus for the next several years of targeted resources, programming, and project implementation for the greatest benefit to both the residents and the local economy.

WHEN: Ongoing

WHY: To foster community inclusion and participation will result in greater community support for programs that lessen crime, enhance safety and aesthetics, improve properties, further diversify housing opportunity.

FUNDING SOURCES: CRA, grants, CDBG, private sector funding

HOW: Focused actions to nurture collaborative efforts that are already in place with FACT, Habitat for Humanity, and others, to undertake the following high impact projects and programs.

➤ **PROGRAMMING:**

1. Engage the community in preparing a Neighborhood Master Plan or Strategic Plan to identify what they want to see happen in their community.
2. Continue to engage local law enforcement for greater community policing and neighborhood watch.
3. Continue to target and provide alternative housing options and opportunity through housing assistance and incentives. Change the Comprehensive Plan and Land Development Codes as needed to encourage this and provide incentives.

Sustainable Tourism – tourism which meets the needs of the present tourists & host communities while protecting & enhancing the needs of future generations.

Ecotourism – responsible travel to natural areas that conserves the environment & improves the well-being of local people.

➤ **ECONOMIC DEVELOPMENT, ENVIRONMENTAL STEWARDSHIP, MARKETING/PROMOTIONAL:**

1. Support and assist in the creation and continued operation of the community resource center as a source for job training, education on community farming for local food sourcing, job training, helping with a trade and barter economy, and small business assistance.

➤ **CAPITAL INVESTMENT:**

1. Program available funding to the lighting, sidewalks, park maintenance/enhancements, stormwater management, and other physical improvements.

#3 FOCUS AREA: CR 512 INTERCHANGE-GATEWAY TO ADVENTURE



Fellsmere's east side gateway is now I-95 and CR 512. But long before there was an I-95, there was a railroad, The Dinky Line, or better known as the Trans- Florida Central Railroad. Opening in 1911, it brought people, goods

and services to Fellsmere Joint Venture agricultural lands and to them back and forth to Sebastian. Closed in 1952, the area where the lines used to sit is now a large greenway system that not only connects Sebastian to Fellsmere, but reaches into the St. Johns Buffer Preserve State Park, with a myriad of trails and trail heads. Fellsmere has had enormous success in this district with the construction and opening of the Railroad Trail, the FIT training area, and the beautiful Fellsmere Trailhead Preserve just west of the I-95 Interchange.

The confluence of these areas creates an 'ecotourism hub', which in turn is part of a greater eco-system of preserves, parks, and natural areas that meander and connect this area of Fellsmere to the world and to the St. Johns



River, C-51 Canal, Stick Marsh, Blue Cypress Lake, and Fellsmere Trailhead Preserve. These natural resources are a gift, and extraordinary resource for the CRA and City. Eco-tourism promotes sustainable environmental resource development for future generations.

For these reasons, this project rises to be a top priority for the next 3-5 years and beyond. It has the potential to bring vast results and positive benefit to the City and CRA. By getting people to come to Fellsmere, the CRA creates the mix and mass of people needed to attract commercial and business development. All the streetscape in the world will not ripple change. Bringing in new people, new dollars, to foster new entrepreneurship, local business growth, and brick and mortar will.

WHEN: Now, ongoing

FUNDING SOURCES: CRA, Tourist taxes, environmental agencies, Grants, Private Sector sponsorships

WHY: As the gateway to the City, this entry is bounded on 3 sides by major eco-tourism focal points that can bring great attention and tourists to the community.

HOW: By branding and using the natural environmental and historical elements of the city to market and promote outdoor recreation, special events, and healthy lifestyles, the CRA will attract visitors and dollars.

➤ **PROGRAMMING:**

1. Identify a theme and create a branded marketing effort; identify targets to promote to for sports, outdoor, agricultural and tourism providers; create new special events-trail races, bass fishing tournaments, kayaking events, to name a few to create new gathering options.
2. Evaluate expanding the boundaries of the FCRA to incorporate the newly annexed areas.

➤ **ECONOMIC DEVELOPMENT, ENVIRONMENTAL STEWARDSHIP, MARKETING/PROMOTIONAL:**

1. Create cooperative and collaborative relations with Tourism Agencies, Travel Agents, Visit Florida, or others for ecotourism entrepreneurship and small business assistance.
2. Determine what if any Comprehensive Plan and Land Development Code changes are needed to enable ecotourism businesses, agricultural pursuits within the urban setting, horse riding and keeping, and business licensing options.

➤ **CAPITAL INVESTMENT:**

1. Create a preservation and education center to showcase the history, environment, resource conservation and habitat management areas; areas for hunting and fishing; providing licenses; creation of concession opportunities for tourist services and providers of boat/kayak rentals, fishing licenses, snacks, water, etc.
2. Invest in a marketing and promotional campaign and in the necessary soft infrastructure to support expanded tourism and tourist related activities and business.

#4 CR 512 MID-TOWN

The 'MID-TOWN' area is the link between the historic core of the City and I-95 gateway area. Platted many years ago, scattered lots have been developed on the north side of CR 512. These lands are currently in the city limits. One annexation on the south side has occurred. The remaining platted lands south of CR 512 are in Indian River County.

WHY: This is the central pass-through to the City. The area creates a visible impression of the City and affects the desirability of investment and relocation to the City by potential buyers and investors.

WHEN: Over the long term, and as funds are allocated from the Indian River County Metropolitan Planning Organization (IRMPO)

FUNDING SOURCES: CRA, Tourist taxes, environmental agencies, Grants, Private Sector sponsorships

HOW: Marketing and Promotion; Economic Development; Implementing the Long-Range Transportation Plan

➤ **PROGRAMMING:**

1. Market and promote of the large tracts for infill development.
2. Aim for the industrial park for private investment and working with land owners to the south of CR 512 to annex into the City.

➤ **ECONOMIC DEVELOPMENT, ENVIRONMENTAL STEWARDSHIP, MARKETING/PROMOTIONAL:**

1. In the future, when resources are more plentiful from accomplishing the near term priorities, the CRA can assess providing small business assistance, doing zoning changes, and constructing capital projects.
2. Eliminating truck traffic through downtown will aid economic development efforts.
3. Annexing south side of CR 512 to promote business development and opportunity.

➤ **CAPITAL INVESTMENT:** Cooperative efforts with the IRC MPO on transportation improvements, including traffic lights, new roadways, alternative truck routes, shrinking certain areas of CR 512, traffic calming, stormwater management projects, and complete streets programs, along with pedestrian safety measures will follow from added resources in the tax increment financing (TIF).

REVISED/SUBSTITUTION

SECTION 5 - GETTING THERE

The prior Section 3 identified general goals and objectives for the FCRA redevelopment program. Section 4 defined the Conceptual Plan and specific ideas for capital improvements. This section provides the basis for Capital Improvement Programs. It elaborates on cost estimates, time frames, and agency involvement for improvement projects identified in the plan. The FCRA can use the following implementation strategies to achieve a successful redevelopment program.

**CITY OF FELLSMERE COMMUNITY REDEVELOPMENT AREA
 PROPOSED CAPITAL IMPROVEMENT PROJECTS (CIP)**

The following projects are directly linked to the City of Fellsmere Community Redevelopment Area (CRA) Plan and the four (4) Sub-Districts as found in the City's CRA Plan, more particularly described in Section 4 (as may be amended from time to time). These projects are a baseline and may be added to or removed from the City's adopted Capital Improvement Program from time to time by recommendation of the Community Redevelopment Agency to the Fellsmere City Council. Other projects may be approved by the Community Redevelopment Agency for each or any of the sub-districts in the Capital Improvement Program as shown herein. The time frame for each of the projects is anticipated to start within the next 5 years or as otherwise stated.

VILLAGE CENTER/DOWNTOWN

#1 - Main Street Program

DESCRIPTION: Use Main Street's to help downtown businesses via the 4-pronged approach: Organizational, Marketing/Promotion, Economic, and Design components to implement the CRA plan and assure that new projects meet key design elements, are marketed

Rochelle W. Lawandales, FAICP

properly, are collaborative and bring together the community. Process required application through the Main Street Program; establish an advisory board; hire a part-time Main Street Director when funds are available; implement program for community benefit.

WHEN: FY2025/26

FUNDING SOURCES: CRA

COST ESTIMATE: \$40,000 Startup plus \$30,000 Annually

#2 – Community Hub

DESCRIPTION Redevelop the old fire station (once dedicated to the City) into a "Community Hub" for use as a micro business incubator offering office space, retail bays, internet access, and internet café where local start-up business can lease space to establish or grown their business. The Community Hub would also be an ecotourism resource facility. Kiosks could identify places to hike, fish, trail ride, horseback ride, exercise, and provide information about the local parks and activities. Possibly even provide access to fishing license, boat, bike, or kayak rental. This becomes a visitor center and environmental showcase. It could also be used as a trade post where markets are held and trading/bartering for services can be organized. Hub may become the home of the Main Street Program.

WHEN: FY2024/25

FUNDING SOURCES: Grant/CRA

COST ESTIMATE: \$250,000 for construction, education/marketing, and volunteer or professional staffing plus \$10,000 Annually

#3 – N Broadway Revitalization

DESCRIPTION: Reconstruct N Broadway roadway segment to improve public service capacity, community, economic and

environmental enhancement; improve traffic flow; make needed stormwater/sidewalk/underground/ paving/landscaping or other infrastructure and streetscape improvements that are needed as an inducement for private investment; and, for developing vacant lands as well as redevelopment and expansion of existing businesses. Project will improve drainage thus reduce potential for flooding events. Obtain engineering, permitting, and construction services.

WHEN: FY2024/25

FUNDING SOURCES: Grants

COST ESTIMATE: \$1,250,000 Startup plus \$10,000 Annually for maintenance (only \$171,878 non-grant funds shown in CRA CIP)

#4 – N Broadway Public Parking

DESCRIPTION: Improve the existing grass public parking lot serving N Broadway at N Orange at Colorado; and purchase and develop a second municipal lot at a site to be determined. Increase available parking to support existing and proposed businesses while enhancing pedestrian connectivity of lot to N Broadway corridor. Obtain engineering, permitting, and construction services to construct public parking and related pedestrian enhancements.

WHEN: FY2024/25

FUNDING SOURCES: Grant/CRA

COST ESTIMATE: \$200,000 Startup plus \$2,000 Annually for maintenance (for each lot)

#5 – North Broadway Alleyway Development

DESCRIPTION: N Broadway is a thoroughfare for regional traffic. Limiting the number of friction points and potential stoppages by deliveries can lead to better economic development and business

success. The project seeks to convert existing grass alleys to drive-able alleys for services deliveries and rear business parking to clear roadway conflicts. Procure engineering design, permits, and construct alley improvements.

WHEN: FY2025/26

FUNDING SOURCES: Grant/CRA

COST ESTIMATE: \$150,000 Startup plus \$5,000 Annually per alley block

#6 – CR 507 Realignment

DESCRIPTION: Reassign CR507 traffic from N Broadway to N Myrtle to eliminate truck traffic through downtown. To support expanded and retain existing and proposed businesses along N Broadway. This project requires coordination with IRC to swap N Broadway/S Carolina with N Myrtle and construct the required modifications to Babcock/N Myrtle intersection and other corridor adjustments to meet county standards.

WHEN: FY2024/25

FUNDING SOURCES: Developer funded

COST ESTIMATE: \$500,000 Startup plus \$0 Annually

#7 -- Marion Fell Library Master Site Plan

DESCRIPTION: Create an opportunity for medium density (6-7) housing where artists can live, work, and sell/display their creations.

WHEN: FY2024/26

FUNDING SOURCES: Grant/Private/CRA funds

COST ESTIMATE: \$350,000 Startup plus \$2,500 Annually

HALL CARTER JAMES (HCJ)

#1 – FACT Community Resource Center

WHAT: Partner with Fellsmere Action Community Team (FACT) to construct a Resource Center on N Willow and Booker Street that will contain lease space for service providers, community events, a gymnasium for youth sports and after school activities that will serve the HCJ community. Tenants may include, but not be limited to nonprofit, government, private, and religious organizations to serve the residents of Fellsmere. This Center may also be used for the creation of job training and continuing education and small business assistance.

WHEN: 2024/25 years

FUNDING SOURCES: ARPA/CRA/GRANTS/DONATIONS

COST ESTIMATE: \$250,000

#2 – Meadows Field Park Improvements

DESCRIPTION: To allow greater utilization of the park by the public, incorporate State Street Reservoir into Meadows Field at the end of Vernon Street and provide the following additional amenities: Lake Pier, Lake Trail, Trailhead Structure, Public Parking, and picnic facilities.

WHEN: FY2025/26

FUNDING SOURCES: Grant/Infrastructure

COST ESTIMATE: \$400,000 Startup plus \$10,000 Annually

CR 512 INTERCHANGE

#1 – Interchange Beautification

DESCRIPTION: To provide an identity to Fellsmere as you enter from the main gateway to the City, the CRA should design and install enhanced interchange landscaping, gateway, wayfinding, and “Welcome to Fellsmere” signage.

WHEN: FY2025/26

FUNDING SOURCES: Developer funded/CRA

COST ESTIMATE: \$100,000 design/\$400,000 installation plus \$30,000 Annually

#2 – Preservation Center

DESCRIPTION: Develop a Preservation and Education Center at Trailhead Preserve Park to support expanded tourism and tourist related activities and business, by constructing a center that will showcase the history, environment, resource conservation and habitat management areas; be a safety and focal area for hunting and fishing; provide hunting and fishing licenses; offer concession opportunities for tourist services and providers of boat/kayak rentals, fishing licenses, snacks, water, etc.

WHEN: FY2026/27

FUNDING SOURCES: Grant/CRA

COST ESTIMATE: \$400,000 Startup plus \$10,000 Annually

CR 512 MID-TOWN

#1 – Frontage Road

DESCRIPTION: To provide the capacity required to support continued business growth along the corridor, the CRA will undertake completing the development of the CR512 parallel facility from Willow to west end of State Park by obtaining required dedications or easements and constructing road enhancements with continuous sidewalks, bike lanes, and access management.

WHEN: FY2025/26

FUNDING SOURCES: Grant/CRA

COST ESTIMATE: \$1,000,000 Startup plus \$5,000 Annually

#2 – Street Lights

DESCRIPTION: Install street lights for public safety, traffic and pedestrian mobility and safety, and business enhancement along the CR 512 corridor. The CRA will have to coordinate with FPL for light installations.

WHEN: FY2027/28

FUNDING SOURCES: CRA

COST ESTIMATE: \$400,000 Startup plus \$15,000 Annually

DISTRICT WIDE CAPITAL PROJECTS

#1 – Business Directional Signage

DESCRIPTION: Create a directional sign program to allow businesses on and off of CR 512 and N Broadway to obtain more visibility and economic viability which will support expansion and retention of existing and proposed business. This will require coordination with

IRC to obtain right-of-way permits to install directional and wayfinding at strategic locations to direct travelers to businesses located on and off of CR512 and N Broadway.

WHEN: FY2024/25

FUNDING SOURCES: Developer funded/CRA

COST ESTIMATE: \$50,000 Startup plus \$1,000 Annually

WHEN: 1-5 years

#2 – Property Acquisition/Aggregation

WHAT: Purchase land on the open market when it becomes available and meets the location and potential use needs of the CRA to support expanded business or strategic residential opportunities.

WHEN: FY2024/25

FUNDING SOURCES: ARPA/CRA

COST ESTIMATE: \$200,000 Startup plus \$0 Annually

#3 – Marketing Program

WHAT: Create cooperative and collaborative relations with Tourism Agencies, Travel Agents, Visit Florida, or others for ecotourism entrepreneurship and small business assistance and to support expanded tourism and tourist related activities and business within the CRA. Identify a theme and create a branded marketing effort; identify targets to promote to for sports, outdoor, agricultural and tourism providers; create new special events-trail races, bass fishing tournaments, kayaking events, to name a few to create new gathering options.

WHEN: FY2026/27

HOW: FUNDING SOURCES: Grant/CRA

COST ESTIMATE: \$100,000 Startup plus \$20,000 Annually

#4 – Business Incentives

DESCRIPTION: Provide various business incentives to existing and new businesses to encourage expansion and location with the Fellsmere CRA and to reduce the burdens of regulatory action in all CRA sub-districts. Adopt specific incentive programs through proper legal actions for use in all CRA designated areas.

WHEN: FY2023/24 through FY2027/28

FUNDING SOURCES: CRA

COST ESTIMATE: \$5,000 Startup plus \$5,000 more each additional fiscal year

OTHER ACTION/EXPENSE OPPORTUNITIES

Developer Solicitations and Selections

Redevelopment areas' successes are measured by the amount of private investment and reinvestment made in an area. The funding stream only comes from private investment and increased values. The private sector puts its money into projects where there is a known market, or where the public sector has shown commitment in and willingness to invest in the area. Sometimes the public sector will “buy-down” the cost or risk of private investment, through installing such things as parking, landscape, stormwater or other needed infrastructure, as the board and agency deem appropriate or desirable.

Should the CRA acquire or assemble land or have land for disposition, they could proffer a developer solicitation in order to choose the right developer or investor for the land or project. The solicitation process

begins with the preparation of a detailed Request for Proposals (RFP) for the desired private redevelopment projects. The RFP must specifically detail all of the conditions and requirements that pertain to the developer/development process. Once selected, a general development agreement should be drafted and adopted by the Agency to assure that all terms and conditions are met.

Administration

Implementation of the Plan will require both human and financial resources. Until the Tax Increment fund accumulates resources, the City should assess its manpower needs, internal funding sources, and other resources, such as grants and loans, in order to promote and market the area, review redevelopment plans, leverage investment, assist small business, provide for special events, provide day to day management and review for the implementation of this important program. Only with a dedicated staff and revenue stream can the City make this work to its highest capability. Left to “plug-along” on its own, the area will languish further. Thus the following actions are suggestions to aid the plan's success:

- 1) Permanent staff or consultant designation for responsibility of activities and plan implementation within the target areas.
- 2) Operating and day-to-day activity budgetary needs.
- 3) Planning for special events and marketing/promotional efforts.

Cost: \$5-10,000 annually

Performance and Evaluation measures

Continued evaluation of the Plan and the performance of the Plan are necessary to monitor implementation efforts to understand the success or failure of various projects or programs. At a minimum, the CRA should:

- 1) Use two meetings per year to evaluate the goals, objectives, and implementation plan to identify changes or additions.
- 2) Obtain feedback from the community periodically during the year.
- 3) Conduct internal staff and peer review for project assessment and evaluation:
 - a. Rank or change the ranking of priorities and projects for consideration during budget cycles and inclusion in the Capital Improvements Plan.
 - b. Prepare checklists and master project scheduling tools to identify start and completion cycles, budget targets, and associated tasks to stay on target.
 - c. Set measurable objectives for the year with an assessment at year's end to understand problems, progress and pitfalls.
 - d. Evaluate/update the plan every 3-5 years.

CRA Capital Improvement Projects Proposed Program 2023-2029					
Revenue	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
CRA Carry Forward	\$111,170				
CRA Revenue	\$85,708	\$100,000	\$120,000	\$140,000	\$160,000
APRA Funds (FACT)	\$250,000	\$250,000			
Developer Contributions		\$650,000	\$400,000		
Grants/Loans		\$1,450,000	\$2,250,000	\$500,000	\$400,000
CRA/OTHER Revenue Subtotal	\$446,878	\$2,450,000	\$2,770,000	\$640,000	\$560,000
Expense	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Transfer - CRA to General Fund	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Main Street Program			\$40,000	\$30,000	\$30,000
N Broadway Revitalization	\$171,878	\$1,200,000	\$34,000	\$12,000	\$2,000
Community Hub		\$250,000	\$10,000	\$10,000	\$10,000
N Broadway Public Parking			\$300,000	\$2,000	\$2,000
N Broadway Alleyways		\$150,000	\$5,000	\$5,000	\$5,000
CR507 Realignment		\$500,000			
Meadows Field Enhancements			\$700,000	\$10,000	\$10,000
I/C Beautification		\$100,000	\$400,000	\$25,000	\$25,000
Preservation Center				\$400,000	\$5,000
Street Lights					\$400,000
Directional Signage		\$50,000	\$1,000	\$1,000	\$1,000
CRA Grants/Business Incentives	\$5,000	\$10,000	\$10,000	\$20,000	\$25,000
Marketing Program				\$100,000	\$20,000
APRA Funds (FACT)	\$250,000				
Property Acquisition		\$100,000			
Marian Fell Artist Village		\$70,000	\$250,000		
Frontage Road			\$1,000,000	\$5,000	\$5,000
Sub Total	\$446,878	\$2,450,000	\$2,770,000	\$640,000	\$560,000
Carry Over	\$0	\$0	\$0	\$0	\$0
CRA/OTHER Expense Total	\$446,878	\$2,450,000	\$2,770,000	\$640,000	\$560,000

REVISED/SUBSTITUTION

SECTION 6: Dollars and Sense

Unchanged, except for updated Estimates

New estimates for the 2005 Original Boundary of FCRA:

2005 ORIGINAL BOUNDARY REMAINING YEARS ESTIMATED REVENUES 2022-2045 [^]								
YEAR	BASE YEAR	CURRENT YEAR (ESTIMATED)	INCREMENTAL VALUES (ESTIMATED)	% FOR CRA	ESTIMATED REVENUES	MILLAGE**	ESTIMATED \$ TO THE FCRA	
BASE YEAR 2005	18,723,335.00							
19-20	18,723,335.00	24,132,174.00	5,408,839.00	0.95	5,138,397.05	0.005221	26,827.57	
20-21	18,723,335.00	23,991,818.00	5,268,483.00	0.95	5,005,058.85	0.005323	26,639.93	
21-22	18,723,335.00	24,863,709.00	6,140,374.00	0.95	5,833,355.30	0.005326	31,068.45	
22-23	Estimates*	18,723,335.00	25,360,983.18	6,637,648.18	0.95	6,305,765.77	0.005326	33,584.51
23-24		18,723,335.00	25,868,202.84	7,144,867.84	0.95	6,787,624.45	0.005000	33,938.12
24-25		18,723,335.00	26,385,566.90	7,662,231.90	0.95	7,279,120.31	0.005000	36,395.60
25-26		18,723,335.00	27,177,133.91	8,453,798.91	0.95	8,031,108.96	0.005000	40,155.54
26-27		18,723,335.00	27,992,447.92	9,269,112.92	0.95	8,805,657.28	0.005000	44,028.29
27-28		18,723,335.00	28,832,221.36	10,108,886.36	0.95	9,603,442.04	0.005000	48,017.21
28-29		18,723,335.00	29,408,865.79	10,685,530.79	0.95	10,151,254.25	0.005000	50,756.27
29-30		18,723,335.00	30,585,220.42	11,861,885.42	0.95	11,268,791.15	0.005000	56,343.96
30-40		18,723,335.00	31,808,629.24	13,085,294.24	0.95	12,431,029.53	0.005000	62,155.15
40-45		18,723,335.00	33,399,060.70	14,675,725.70	0.95	13,941,939.42	0.005000	69,709.70
NOTES:								
1	ACTUAL VALUES AND INCREMENT PAYMENTS KNOWN IN YEARS 2019-2022							
2	* ESTIMATES ARE MADE USING CONSERVATIVE % INCREASES IN VALUATIONS BASED UPON HISTORICAL INFORMATION.							
3	** ESTIMATES ARE MADE USING VERY CONSERVATIVE % INCREASES IN VALUATIONS BASED UPON HISTORICAL INFORMATION.							
4	[^] CRA SUNSET YEAR BEING EXTENDED TO THE FULL 40 YEARS ALLOWED BY STATUTE.							

New estimates for the 2009 expansion area:

REMAINING YEARS ESTIMATED REVENUES 2022-2045^							
YEAR	BASE YEAR	CURRENT YEAR (ESTIMATED)	INCREMENTAL VALUES (ESTIMATED)	% FOR CRA	ESTIMATED REVENUES	MILLAGE**	ESTIMATED \$ TO THE FCRA
BASE YEAR 2009	64,922,570.00						
21-22	64,922,570.00	54,880,528.00	(10,042,042.00)	0.95	(9,539,939.90)	0.005326	(50,809.72)
22-23	64,922,570.00	55,978,138.56	(8,944,431.44)	0.95	(8,497,209.87)	0.005326	(45,256.14)
23-24	64,922,570.00	57,097,701.33	(7,824,868.67)	0.95	(7,433,625.24)	0.005000	(37,168.13)
24-25	64,922,570.00	58,239,655.36	(6,682,914.64)	0.95	(6,348,768.91)	0.005000	(31,743.84)
25-26	64,922,570.00	59,986,845.02	(4,935,724.98)	0.95	(4,688,938.73)	0.005000	(23,444.69)
26-27	64,922,570.00	61,786,450.37	(3,136,119.63)	0.95	(2,979,313.65)	0.005000	(14,896.57)
27-28	64,922,570.00	63,640,043.88	(1,282,526.12)	0.95	(1,218,399.81)	0.005000	(6,092.00)
28-29	64,922,570.00	64,912,844.76	(9,725.24)	0.95	(9,238.98)	0.005000	(46.19)
29-30	64,922,570.00	67,509,358.55	2,586,788.55	0.95	2,457,449.12	0.005000	12,287.25
30-40	64,922,570.00	70,209,732.89	5,287,162.89	0.95	5,022,804.75	0.005000	25,114.02
40-45	64,922,570.00	73,720,219.53	8,797,649.53	0.95	8,357,767.06	0.005000	41,788.84
NOTES:							
1	ACTUAL VALUES AND INCREMENT PAYMENTS KNOWN IN YEARS 2022 PER IRC PROPERTY APPRIASER						
2	* ESTIMATES ARE MADE USING CONSERVATIVE % INCREASES IN VALUATIONS BASED UPON HISTORICAL INFORMATION.						
3	** ESTIMATES ARE MADE USING VERY CONSERVATIVE % INCREASES IN VALUATIONS BASED UPON HISTORICAL INFORMATION.						
4	^ CRA SUNSET YEAR BEING EXTENDED TO THE FULL 40 YEARS ALLOWED BY STATUTE.						

The City will need to consider all available funding resources, including bonding, grants, special taxing district, business improvement districts, and targeted allocations to fund the various projects on an annual basis.

REVISED/SUBSTITUTION

SECTION 8 - STATUTORY REQUIREMENTS

Pursuant to Chapter 163, this section confirmed compliance with statutory requirements and showed in what section a topic was contained. Those have not changed. Therefore, the only change to this Section 8 will be to substitute a new time frame:

J. Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than ~~30~~ 40 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1), which in this case is the original date in 2005. Therefore, the Plan will sunset on the 1st day of October, 2046, unless allowed by the Laws of Florida to be extended thereafter. However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted. ~~(2045) (See Plan Duration in Section 9 Legal framework)~~

REVISED/SUBSTITUTION

SECTION 9 - CONCLUSIONS AND RECOMMENDATIONS

The City of Fellsmere has made many substantial accomplishments within the CRA since 2005's original plan boundaries and the expanded 2009 boundary. There are many tasks that remain in the plan which the City desired to keep in the plan and continue. However, with the limited resources that the CRA has, it is recommended that the CRA focus on a few targeted strategies. Those are outlined in the new Section 4.

A Community Redevelopment Plan provides opportunities for the community to design a new future for and create opportunities for public and private investment. A CRA can aid the market in finding and directing the right kinds of development, installing infrastructure, providing rehabilitation assistance to businesses and homes, preserving neighborhoods and quality residential areas, retaining and supporting existing businesses, and expanding new business opportunities through the new expanded area. By encouraging new public and private investment and other physical and social improvements, crime rates decrease, values increase, and a true sustainable community with a strong sense of place emerges.

The 2009 Plan- integrated ideas, strategies, and projects from the community, professionals, staff, Council, Planning and Zoning Commission, the consultant, and residents. It also included observations and recommendations for priority strategies, actions and projects from Lawandales Planning Affiliates (the consultant) based upon years of experience in the field.

EVALUATION

An assessment was made of the prior recommendations to reflect on actions from 2009 to date:

1. Amend the land development codes and zoning map to promote mixed-use developments within the Blight Study Area(BSA).

THIS WAS DONE THROUGH THE OVERLAY DISTRICT AND OTHER COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE CHANGES.

2. Allow for expanded recreational, tourism, lodging, and special event opportunities.

THIS WAS PARTIALLY DONE.

3. Continue to focus/target efforts at creating a City Center, which is occurring with the conversion of the 'OLD SCHOOL' to a new City Hall/Boys and Girls Club, along with upgraded site features, public parking, drainage enhancements, decorative lighting, landscaping, and public art.

THIS WAS COMPLETED WITH THE BEAUTIFUL NEW CITY HALL AND CIVIC COMPLEX. THIS SITE PRESENTS MANY OPPORTUNITIES FOR GATHERING AND CIVIC SPACES.

4. Create community policing programs, with sub-stations in satellite areas, officers on horseback, bicycles, walking the beat, all paid for through tax increment financing.

THIS HAS BEEN PARTIALLY DONE IN THE HALL CARTER JAMES AREA, BUT NEEDS TO BE EXPANDED AND CREATIVELY BROUGHT TO OTHER AREAS OF THE CITY.

5. Apply for additional grants, such as Brownfield’s designation and obtain funding for site assemblage and redevelopment.

THERE WERE NO RESOURCES AVAILABLE TO DO THIS.

6. Identify and market incentives for development bonuses to capture market demands, eco-tourism opportunities, and aggregate parcels, particularly if eco-tourism, public access to the St. Sebastian River

Preserve State Park, equestrian features, historic preservation and natural landscapes are enhanced or included.

THE CITY IDENTIFIED AND CREATED INCENTIVES, BUT A TARGETED MARKETING EFFORT NEEDS TO BE ACTIVATED.

7. Amend the CR 512 Overlay district for clarity and consistent enforcement.

THIS WAS COMPLETED

8. Apply architectural and site design guidelines through adoption of a Pattern Book, to promote a style or quality of new construction that would maintain the desired theme and scale of development in the City.

THE CITY HAS DESIGN STANDARDS WITHIN THE CODE. HOWEVER, DESIGN STANDARDS AND A PATTERN BOOK CAN BE AN OUTGROWTH OF A MAIN STREET PROGRAM.

9. Create a system of strategic, planned improvements of publicly owned lands and rights-of-way to maximize their usefulness for the residents of the City and surrounding community, such as with trailheads, greenways, riding trails, special areas for hiking, cycling, horseback riding, and eco- tours; a pedestrian system for walking and bicycling to the City center and environs. These would be superb amenities and attractors to bring people to the area to support existing and new businesses. Using the lands that are off the tax rolls as people generators provides remuneration from the loss of tax revenue through sales taxes, fair-share contributions through leases, user fees, and/or rentals, such as canoe, kayaks, building leases, walking tours, historic tours, educational classes, etc.

THIS IS PARTIALLY DONE THROUGH THE TRANS-FLORIDA CENTRAL RAILROAD, THE FELLSMERE TRAILHEAD PRESERVE AT I-95, NEW PARKS,

AND OTHER AMENITIES OUTSIDE THE FCRA. NOW IS THE TIME TO CATAPULT THESE ECO-TOURISM AMENITIES INTO THE WORLD WITH A MAJOR MARKETING AND PROMOTIONAL CAMPAIGN. THERE ARE MYRIADS OF ENTREPRENEURSHIP OPPORTUNITIES THAT COULD RIPPLE FROM BRINGING AWARENESS TO THESE NATURAL RESOURCES.

10. Provide protections for historic structures and historic neighborhoods where there are opportunities for market forces to improve and upgrade existing structures or features.

THE CITY WORKS WITH EACH OWNER ON A CASE BY CASE BASIS.

11. Allow for smaller lots where neighborhoods can be preserved and rehabilitated.

THE CITY HAS INCORPORATED ALLOWANCES FOR THIS IN THE CODE. MORE CHANGES TO THE CODE CAN INCENTIVIZE QUALITY HOUSING THROUGHOUT THE COMMUNITY.

12. Provide resources for residential, commercial and industrial façade and infrastructure grants to upgrade existing buildings, retain existing business, or aid in business location.

FACADE GRANT PROGRAM WAS DEACTIVATED AFTER THE 2008 ECONOMIC CRASH AND HAS NOT BEEN REINSTATED DUE TO FUNDING CONSTRAINTS.

13. Amend the zoning maps to remove inconsistencies and conform to logical property boundaries and work with property owners to eliminate non-conforming uses.

THIS IS A WORK IN PROCESS.

14. Target and strengthen code enforcement efforts to handle initial clean-up of the areas.

THIS IS ONGOING.

Rochelle W. Lawandales, FAICP

15. Create a business development program to aid, expand or retain existing businesses and promote new business opportunities; consider a small business administration loan program to aid small business start-ups from the community; create incentives for business location and retention.

THIS CITY HAS EXPANDED ITS ECONOMIC DEVELOPMENT EFFORTS. AN ECONOMIC ELEMENT WAS ADDED TO THE COMPREHENSIVE PLAN. THE CITY IS PARTNERED WITH THE 'FACT' TO PROVIDE AN ECONOMIC RESOURCE CENTER IN THE HALL CARTER JAMES AREA.

16. Implement plans to improve Broadway through infrastructure and beautification improvements, including water/wastewater, drainage, parking, traffic lights, sidewalks, landscaping, new signage, approve industrial and heavy commercial opportunities for lands along CR 512, where compatible with nearby residential and general commercial uses (phasing out incompatible uses).

THE CITY HAS ADOPTED A BROADWAY MASTER PLAN AND WILL IMPLEMENT AS FUNDS ARE AVAILABLE.

17. Create a system of waivers for parking, setbacks, or other elements, where owners can do site and building improvements that can upgrade existing properties and retain business.

THE CITY HAS IDENTIFIED SEVERAL LOTS WHERE 'REGIONAL' PARKING CAN BE PROVIDED.

18. Promote private projects on development sites throughout the area: vacant lands; derelict properties; historic sites; and other by offering incentives for reducing impact fees, water/sewer connection charges, or other buy-downs using the TIF to supplement those costs.

THIS HAS NOT BEEN DONE, AND CANNOT BE DONE UNTIL THERE ARE ADEQUATE TIF RESOURCES TO FUND AND MAINTAIN SUCH INCENTIVES.

19. Identify a phased streetscape program for each of the north-south streets; when paving and drainage project are being planned- include sidewalks, on-street parking, piping the ditches, lighting, and landscaping as feasible.

THE CITY HAS AN ACTIVE STREET IMPROVEMENT PROGRAM AND ALLOCATES FUNDING FOR IT EACH YEAR IN ITS CAPITAL IMPROVEMENTS PROGRAM.

20. Continue plans to improve the gateways into the City to solidify and create Fellsmere’s image/theme as you enter the City.

THE CITY HAS IDENTIFIED GATEWAY SIGNAGE AS A NEED WHEN FUNDING IS AVAILABLE.

21. Identify new parking areas, access management controls for existing locations, and other transportation solutions, including an alternative truck route along Myrtle Street to eliminate truck traffic through downtown.

THE CITY HAS IDENTIFIED LOTS ON ORANGE STREET AND PINE STREET FOR NEW PARKING AREAS. THE CITY IS WORKING WITH THE INDIAN RIVER COUNTY METROPOLITAN PLANNING ORGANIZATION TO UPGRADE MYRTLE STREET AND PROVIDE ALTERNATIVE ROUTES FOR TRUCK TRAFFIC.

22. Create a series of special events to complement the existing Fellsmere Frog Leg Fellsmere and Fellsmere Day, such as closing Broadway for a Farmers Market once per month, Friday Fests, and other events as appropriate.

THE CITY IS WELL KNOWN FOR ITS FROG LEG FESTIVAL EVERY JANUARY. WITH THE AMOUNT OF NATURAL RESOURCES IN THE REGION, THERE ARE OPPORTUNITIES TO CREATE NEW EVENTS AND BRING PEOPLE TO THE CITY. BRINGING PEOPLE TO THE CITY IS THE GOAL. ONCE HERE, THEY WILL SPAWN ECONOMIC OPTIONS AND DEVELOPMENT BENEFITTING ALL.

Rochelle W. Lawandales, FAICP

MOVING FORWARD

By continuing to implement the CRA Plan, extending its sunset dates, and focusing on the following top priorities as discussed in Section 4, the CRA will successfully accomplish its mission. To reiterate, the following are the suggested priorities:

PRIORITY #1: The Village Center

- Evaluate creating a Main Street program. This will aid in overall management and implementation of the CRA program; create an organizational system focused on collaborations and coalitions to not only aid the businesses on Broadway, but also throughout the Village Center; help with economic development activities; and derive and implement marketing, events and promotions for the CRA.

PRIORITY #2: Eco-Tourism/History/Business Development

- Focus efforts on promoting the Historical/environmental/ outdoor/eco-tourism resources in the region which includes identifying another special event to attract people to the City: fishing tournament; farmer's market day for all local farmer/bakers/crafters to bring and trade their wares; horse day in the City and trail rides; or bike and foot races. The ideas are limitless.
- Cultivate and grow locally owned and other entrepreneurial businesses related to eco-tourism resources by starting a resource center that would help the local businesses or start-ups identify the resources and how to access them. The Center would also showcase where the historic and tourism areas are located by creating educational tools such as kiosks or visual aids to show their significance. The Center would be an incubator, offering office or business spaces and assistance growing small businesses and

provide an area for some to offer 'concessions' as simple as fishing licenses, hiking gear, kayaks, bicycles, snacks, drinks, etc. This center could house the Main Street or CRA staff whose functions would be to implement these priorities.

PRIORITY # 3: Capital Improvements to Broadway

- Make improvements to Broadway Street per the master plan on a limited basis to start, perhaps with simple landscaping, wayfinding/gateway signage, and lighting in key locations. Once more people and businesses are forming, proceed with other aspects of the master plan, for example, parking lots, hardscape, streetscape, and other elements can be constructed when more funding is available.

PRIORITY #4: Hall Carter James

- Provide assistance to the Hall Carter James community by:
 1. Engaging the community in creating a Neighborhood Strategic Plan which becomes a road map for the community's desired needs and changes.
 2. Work with FACT and others to complete the community center as a resource for a variety of needs and services to the residents.
 3. Program continual maintenance and improvements of public properties, including parks, stormwater areas, streets, etc.

PRIORITY #5: Gateway and beyond

- Create the City and Gateway identity for signage and promote the eco-tourism resources at the interchange, which ties into Priorities #1 and #2.

However, all these activities take time, dedicated personnel, funding, patience and steady course. Events and people equate to additional dollars into the TIF, along with increased property values from beautification and

Rochelle W. Lawandales, FAICP

maintenance programs. ***Bringing new people into the City and providing assistance to existing residents for local business start-ups and entrepreneurship must happen first.*** Once there are resources, the capital projects can be programmed.

CONCLUSION

This evaluation and minor update to the 2009 Plan provides an assessment of prior CRA actions and poses new priorities that the Council and CRA can use to increase the numbers of people and dollars coming to the City. It is intended to focus attention on the local population, local culture, local resources and use those inherent strengths to build on for the success of this program from the Gateway, to Hall Carter James, to the Village Center. When people come, the needs and demands for new business such as banks, hotels, restaurants, grocers, and others will find the City a desirable place for investment bringing economic development.

A rising tide lifts all boats, and when the heart of the community, the Village Center, is healthy, the rest of the community will be too. A renewed, focused effort will be a successful receipt for redevelopment and economic development.

Respectfully submitted,



Rochelle W. Lawandales, FAICP

Appendix:

1. 2009 CRA Expansion legal description and sketch

**City of Fellsmere Community Redevelopment Agency
Agenda Request Form**

Meeting Date: June 20, 2024

Agenda Item No. 6(d)

- | | |
|---|---|
| <input type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> RESOLUTION |
| <input type="checkbox"/> Ordinance on Second Reading | |
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> DISCUSSION |
| <input type="checkbox"/> ORDINANCE ON FIRST READING | <input type="checkbox"/> BID/RFP AWARD |
| <input checked="" type="checkbox"/> GENERAL APPROVAL OF ITEM | <input type="checkbox"/> CONSENT AGENDA |
| <input type="checkbox"/> Other: | |

SUBJECT: Request for Proposals for Development of the S. Hickory property

RECOMMENDED MOTION/ACTION: Authorize Development of Request for Proposals for Development of the S. Hickory property

Approved by City Manager *Mark Mathis* Date: 6-13-24

Originating Department:	Costs: \$ 5,000 Funding Source: ARP Acct. #	Attachments: Presentation Material
Department Review: <input checked="" type="checkbox"/> City Attorney _____ <input checked="" type="checkbox"/> Comm. Dev. _____	<input checked="" type="checkbox"/> Finance _____ <input type="checkbox"/> City Engineer _____ <input type="checkbox"/> FPD _____	<input type="checkbox"/> Public Works _____ <input type="checkbox"/> City Clerk _____ <input checked="" type="checkbox"/> City Manager _____
Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ or Not applicable in this case <u>X</u> Please initial one.

Summary Explanation/Background:

The City Council purchased approximately 325 linear feet of road frontage on S. Hickory just south of Giuseppe's parking lot to serve as a CRA development project. As discussed during the purchase, the item would be brought back for discussion as to the desired development options, if any, and then offer the property to developers who may wish to develop to one of the desired options.

Ongoing land use needs in Fellsmere include:

- Workforce Housing – Different from subsidized affordable housing, workforce housing is housing for middle income families that struggle to afford market based housing in Florida hot real estate market. This option could also be part of a mixed use option if desired.
- Flex Commercial Space – Many households in Fellsmere work in construction industry trades. Space to house such trades is virtually nonexistent in town. A flex space design would not allow for mixed use with a residential component.
- Affordable Housing – Although affordable housing is an ongoing need, Fellsmere has a preponderance of subsidized affordable housing. Staff does not recommend this option.
- Treasure Coast Community Health – Although a strong desire to move into the heart of town, this parcel is simply not large enough to accommodate their needs.
- Pharmacy – Certainly a need, but being off the main road could be a detriment to single-use retail uses unless part of a mixed-use project.
- Hardware Store - Certainly a need, this parcel is simply not large enough to accommodate such use unless it was scaled to a smaller independent hardware store.
- Grocery Store Certainly a need, this parcel is simply not large enough to accommodate their needs; however, the UP Center, a nonprofit grocery provider, could certainly fit within this space.
- Others - ???

The site can also be released via an RFP without any direction of end use and let the market dictate. Alternatively, the excluded uses can be listed and all others can be market based. For the Off-Road Overlay District, staff recommends the uses on the following page be excluded if this route is selected.

Once developed, the RFP will be approved by City Council prior to release.



CRA ACTION ITEM

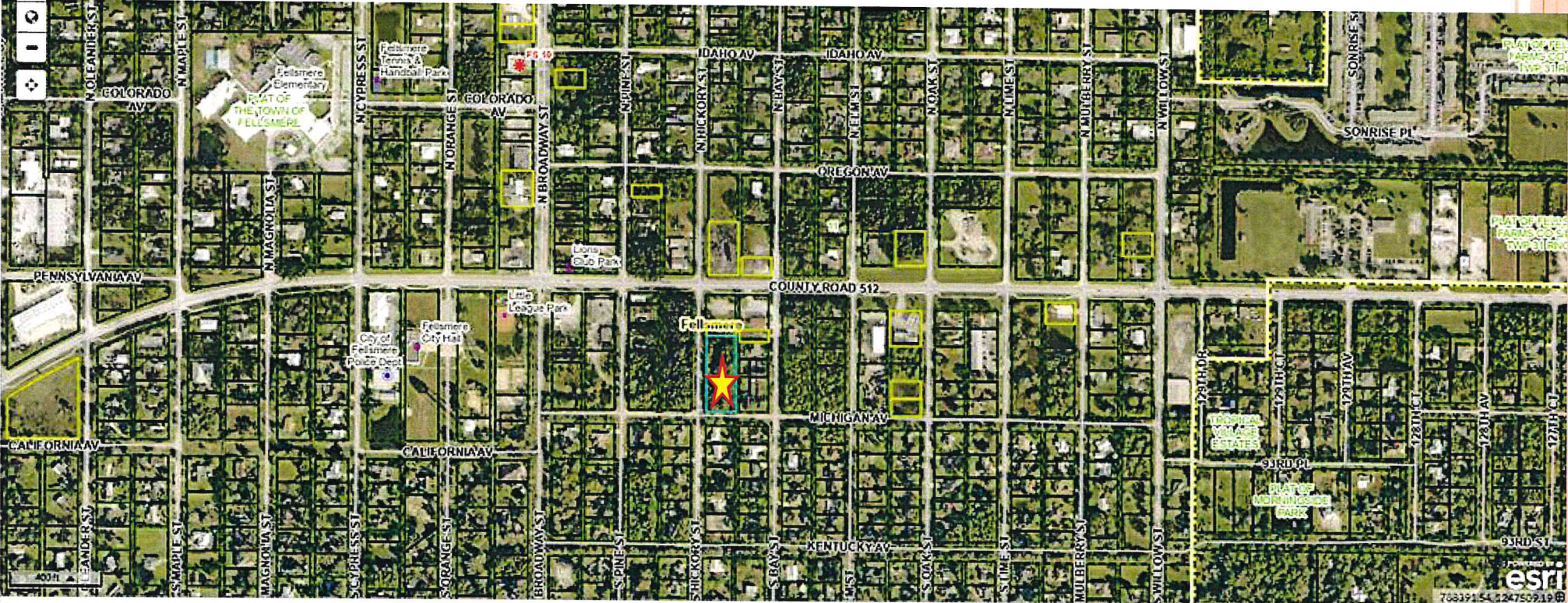
**LAND DISPOSITION AND DEVELOPMENT
HICKORY STREET PROPERTY**

SUBJECT PROPERTY

- **Parcel ID** 31370000009065000021.0
- **Sec/Twp/Rng** 00-31-37
- **Property Address** UNASSIGNED FELLSMERE
- **Prop ID** 138750
- **Class** 8900 - Municipal not Parks, etc.
- **Acreage** 0.91
- **Owner Address** CITY OF FELLSMERE, 22 S ORANGE ST., FELLSMERE, FL 32948
- **District** 4B - FELLSMERE - REDEVELOPMENT DISTRICT
- **Brief Tax Description** TOWN OF FELLSMERE PBS 2 - 3 BLK 65 LOTS 21 THROUGH 33



LOCATION/FLUM/ZONING



Parcel ID
Sec/Twp/
Property

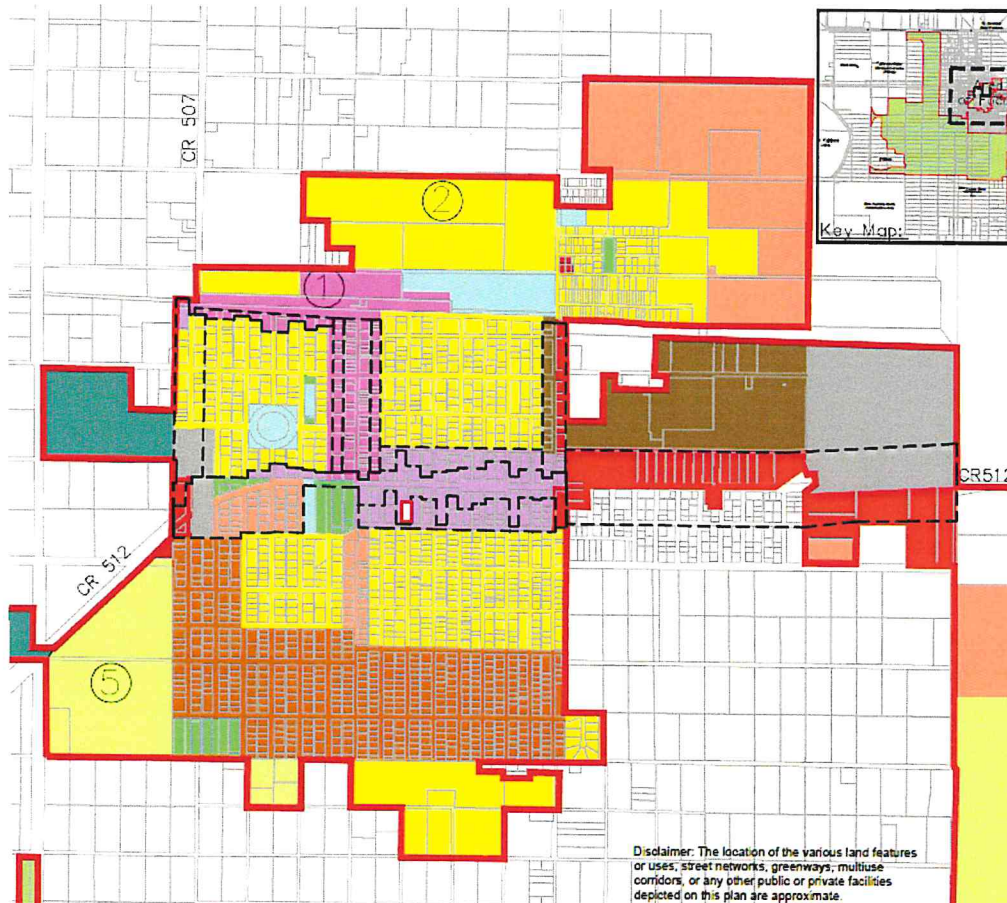
FLUM: INFILL/REDEVELOPMENT
ZONING: ARTICLE IX. - CR 512 OVERLAY DISTRICT DESIGN STANDARDS
(Sec. 9.5. - Off-Road Overlay District.)

Address: CITY OF FELLSMERE
 22 S ORANGE ST
 FELLSMERE, FL 32948

Last 2 Sales

Date	Price	Instr Type	Qual
7/27/2022	\$150000	Unqualified - 18 U	
n/a	0	n/a	n/a

[Plat Book Link](#)



- Land Use Legend:**
- Low Density Residential (LDR)
 - Low Density Mixed Use Neighborhood (LDMXN)
 - Low Density Mobile Home (LDMH)
 - Medium Density Residential (MDR)
 - High Density Residential (HDR)
 - Neighborhood Commercial (NC)
 - Old Town (OTD)
 - Regional Employment Activity Center (REAC)
 - General Commercial (GC)
 - Industrial (I)
 - Public / Institutional (PIN)
 - Recreation (REC)
 - Conservation (CON)
 - Villages of Fellsmere (VOF)
 - AG-1 (County)
 - L-1 (County)
 - Fellsmere City Limits
 - Intill/Redevelopment Overlay

Note:
 1. Educational uses, public buildings and grounds, and other public facilities are also allowed in all residential designations, LDMXN, and VOF land use categories.

Development Limitations for Site Specific Properties:

Map #	Max Allowable Development	Future Land Use	Comp. Plan Objective
1	Not Applicable	LDMXN	B-15 & B-19
2	3.5 units per acre	LDR	B-16
3	650 units	LDMXN	B-17
4	Residential -19,750	VOF	B-21
5	320 units	LDMXN	B-18
6	Non-Residential: 250,000 sq ft Industrial: up to 80% of total square feet Commercial: up to 20% of total square feet Office: up to 5% of total square feet Residential: - 5,600 units	LDMXN	B-10
7	Residential - 1.59 Units per acre Non-Residential - 12,000,000 sq ft	LDMXN REAC/Industrial	B-22

Disclaimer: The location of the various land features or uses, street networks, greenways, multiuse corridors, or any other public or private facilities depicted on this plan are approximate.



Future Land Use Map
Figure 1-1C



22 S. Orange Street
 Fellsmere, Florida 32948
 (772) 646-6313
 www.cityoffellsmere.com

Adopted: 10/07/10, Ord 2010-07

Revised: 01/08/15, Ord 2014-17;

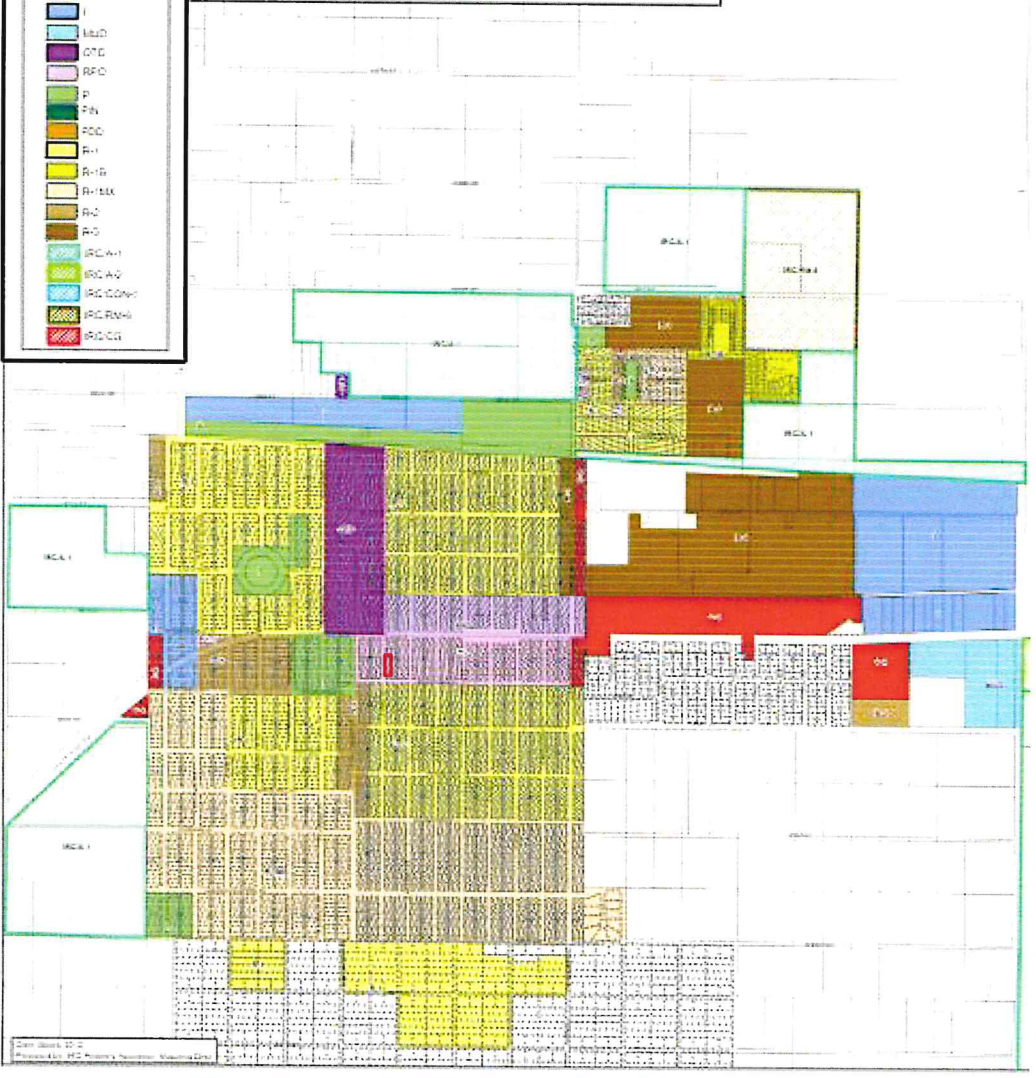


City Of Fellsmere Zoning Map

The City of Fellsmere shall assume no liability for errors, omissions, or misstatements on the information provided regardless of how caused, or any decisions made or actions taken by any person relying on any information or data furnished within. All decisions should be verified by contacting the City of Fellsmere.

ZONING LEGEND

C-1
C-2
CSD
I
IND
OTC
RFO
P
PN
POD
PH
R-1S
R-1M
R-2
RO
RC-A1
RC-A2
RC-COM
RC-RW1
RC-CG



City of Fellsmere
 Planning & Zoning Department

SEC. 9.0. - INFILL/REDEVELOPMENT OVERLAY DISTRICT GENERAL STANDARDS.

The land development code shall address the following additional areas specific to each Infill development and redevelopment overlay district.

- 1.Ensure that industrial uses are not allowed except for the Myrtle Street Overlay District;
- 2.Utilize local roads and/or frontage roads for access and/or combine ingress and egress for access management;
- 3.Incorporate architectural and site design standards requiring human-scale design and architectural elements be incorporated into design guidelines including signage, awnings, storefronts, and proportional windows and other human-scale building details;
- 4.Buffer adjacent residential areas outside of overlay zoning district;
- 5.Incorporate stormwater management, tree preservation, landscaping and other conservation tools;
- 6.Provide uniform streetscape amenities, enhanced signage and intersection improvements;
- 7.Provide landscape and urban design amenities along CR 512;
- 8.Provide environmental studies on lands of 2 acres or more, where there is a determination that wetlands or significant habitat exist;
- 9.Remain compact and walkable served by a transportation system that promotes pedestrian activity and vitality and provide sidewalks to promote pedestrian activity and movement;
- 10.Require new development be consistent in size, scale and height with allowable size, scale and height of adjacent residential areas;
- 11.Preserve adjacent residential areas with the design of streets, parking areas, public spaces and buildings;
- 12.Allow residential uses such as accessory dwellings, single-family dwellings, multifamily dwellings, and units on upper floors of mixed use buildings;
- 13.Promote economic development by allocating uses that thrive with the site, spatial, and market area characteristics of the particular corridor;



POLICY FLUE A-3.1. - OVERLAY DISTRICT INFILL DEVELOPMENT AND REDEVELOPMENT VALUES.

The following general infill development and redevelopment values are hereby promoted:

1. Maintain development consistency with the Goals, Objectives and Policies of the Comprehensive Plan and promote compatibility with surrounding uses;
2. Promote economic development, eliminate blighting community influences, provide a diverse range and mix of development opportunities, protect existing residential areas, and preserve intrinsic natural and man-made resources;
3. Create and incorporate design guidelines for renovations, remodeling, redevelopment and new construction, which includes, but is not limited to, architectural styles, landscaping, signage, walls/fences, and the like;
4. Maintain strong community standards and aesthetics while encouraging diversity in design, materials, layout and other characteristics of development;
5. Establish a set of performance standards for all development to follow;
6. Establish a theme for streetscape, signage, lighting, furniture, and other outside features for use within the district when undertaking development;
7. Create and re-affirm, a sense of place and community for the City of Fellsmere;
8. Encourage the redevelopment and adaptive reuse of historically significant and architecturally important structures;
9. Reinforce and enhance the city's community appearance;
10. Complement adjacent development and buildings in terms of general intensity and use for residential projects;
11. Provide special consideration to street pattern, identifiable style, proportions, shapes, relationship to the street, pattern of buildings and yards, and patterns created by doors, windows, projections and recesses; and
12. For multifamily and nonresidential development, mandate traditional, historically relevant, durable construction which is harmonious with the architectural heritage of the historic portion of Fellsmere.



2.OFF ROAD.

- i. Allowable Uses: retail; restaurants; personal and business services; business, medical and professional offices; civic and cultural facilities; banks and financial institutions; religious facilities; multifamily residential uses, accessory dwellings and other similar uses.
- ii. Maximum Nonresidential Intensity: 1.25 FAR
- iii. Average Unit Size: 750sf
- iv. Maximum % Residential: 100% (measured in gross square footage of building area)
- v. Maximum Allowable Coverage: 80%
- vi. Residential Density (# of units): $\text{Lot Area} \times \text{Maximum Allowable Coverage} \times \text{FAR} \times \text{Maximum \% Residential} \div \text{Average Unit Size}$



CRA PLAN

There is language in existing **Section 5 of CRA plan**:

- **Developer Solicitations and Selections:** Redevelopment areas' successes are measured by the amount of private investment and reinvestment made in an area. The funding stream only comes from private investment and increased values. The private sector puts its money into projects where there is a known market, or where the public sector has shown commitment in and willingness to invest in the area. Sometimes the public sector will "buy-down" the cost or risk of private investment, through installing such things as parking, landscape, stormwater or other needed infrastructure, as the board and agency deem appropriate or desirable. The Village Center is the desired signature public project. Should the CRA acquire or assemble land, they would have a major opportunity to proffer a developer solicitation in order to choose the right developer or investor. The solicitation process begins with the preparation of a detailed Request for Proposals (RFP) for the targeted private development projects. The RFP must specifically detail all of the conditions and requirements that pertain to the developer/development process. Once selected, a general development agreement should be drafted and adopted by the advisory board and Agency to assure that all terms and conditions are met. Upon completion, land acquisition/assemblage and other actions can commence.
- There is also language in the new **Section 4 page 24** about **offering lots for private development.**



NEXT STEPS

- **APPRAISAL:** We will need this information to factor into the effort.
- **DESIGN:** The city will need to establish ‘useage/design/intensity guidelines’, unless the City is satisfied with the current language in the Comprehensive Plan and Zoning District standards. The private sector will want/propose to do their own thing, but we need to have the basic ‘boundaries’ as found in the current Code/Plan setforth. If you want different ones, that will be part of next steps.
- **REQUEST FOR PROPOSALS:** The City staff will have to draft a Request For Proposals (RFP) for approval and authorization by the CRA and City Council to release and advertise per the statute.



ACTION:

1. CRA should make a “motion to authorize expenditure of funds for an appraisal of the subject property”.
2. CRA should make a “motion to recommend that the City Council use the current standards in the Comprehensive Plan and Land Development Code” (or have staff prepare alternatives for consideration if other uses are desired).
3. CRA should make a “motion to recommend that the City Council consider the sale/lease of the subject property and authorize staff to prepare an RFP for the property development.”

THANK YOU FOR YOUR CONSIDERATION



Specific Function and Use. This exhibit delegates specific functions and uses within Infill/Redevelopment Districts.

	N. Myrtle	N. Willow	S. Carolina	N. Broadway	CR512 Old Town	Off Road	CR512 Frontage
Agricultural uses							
Administrative services	■	■	■	■	■	■	■
Adult day care	■	■	□	□	■	□	■
Assisted living facility	■	■	□	□	■	□	■
Banks/financial institutions	■	■	■	■	■	□	■
Bars (eating and drinking)			□	□	□	✗	■
Bed and breakfast	□	□	■	■	□	□	□
Brewpub			□	□	□	✗	■
Business/professional offices	■	■	■	■	■	■	■
Building material sales	■	■			□	✗	■
Carnivals and festivals	□	□	□	□	□	✗	□
Car wash establishments						✗	□
Child care	■	■	□	□	■	■	■
Church, convent or parish house	■	□	■	■	■	✗	■
Clubs and lodges	■	■	■	■	■	□	■
Cultural or civic building/use	□	□	■	■	■	■	□
Construction related business	■					■	
Congregate care facility	□	□	□	□	□	□	□
Crematory	□					■	
Dwellings, accessory	■	■	■	■	■	■	■
Dwellings, multifamily	■	■	■	□	□	■	
Dwellings, single-family	■	■	■			✗	
Drive-through facility	□		□	□	□	■	□
Dry cleaning	□				□	■	□
Electronic assembly	□					✗	□
Large family day care	■	■	□	□	■	□	■
Food Production (principal use)	■	■	□	□	■	□	■
Funeral homes/mortuary	□	□			□	■	□
Golf course/golf driving range						✗	
Miniature golf	□				□	■	□
Group care home	□	□	□	□	□	□	□
Industrial, light	□					✗	
Heloport						✗	
Hospital						✗	□
Hotels, motels	■	■	■	■	■	□	□
Kennel						✗	□
Laboratories and clinics	■				□	■	■

	N. Myrtle	N. Willow	S. Carolina	N. Broadway	CR512 Old Town	Off Road	CR512 Frontage
Manufacturing, light	□					✗	□
Medical clinics	■	□	□	□	■	□	■
Micro-brewery			□	□	□	✗	■
Mini- or self storage facility	■	□			□	■	■
Mixed-use building/projects	■	■	■	■	■	■	■
Nursing/convalescent homes	□	□			□	□	□
Office	■	■	■	■	■	■	■
Outside display	■	■	■	■	■	□	■
Outdoor storage	■				□	■	□
Parking facility (principal use)	□	□	□	□	□	□	□
Plant nurseries	■	□			□	■	■
Planned Developments	■	■	■	■	■	■	■
Printing/graphic arts	■	■	□	□	■	□	■
Public use	■	□	□	□	■	□	■
Public utility service facilities	■	□	□	□	■	■	■
Recreation, indoor	■	□	□	□	■	■	■
Recreation, outdoor	■				□	■	■
Recreational vehicle parks						✗	□
Residential child care agency	□	□			□	□	□
RV and boat storage	□					✗	□
Restaurants	■	■	■	■	■	✗	■
Retail	■	■	■	■	■	■	■
Schools	■	■	■	■	■	■	■
Service, business	■	■	■	■	■	■	■
Service, personal	■	■	■	■	■	■	■
Soup kitchens			□	□	□	■	□
Storage of inoperable/unlicensed vehicles	□					✗	□
Studios (art, museum, galleries)	■	■	■	■	■	■	■
Studios (radio/TV)	■	■	□	□	■	□	■
Telecommunication towers	□					✗	□
Temporary labor agency	■	□			□	■	■
Vehicle sales and rental	□					✗	□
Vehicle major repair, service and maint.	□					✗	□
Vehicle minor repair, service and maint.	■	□			■	✗	■
Veterinary clinic	■	□			□	□	■
Warehousing and wholesaling	■					✗	■
Wholesaling from sample stocks	■					✗	■

Section 9.5. Off-Road Overlay District.

A. Architectural Standards.

1. Building Orientation. The front of all buildings shall be oriented toward the Local Road. When the property has frontage on two intersecting Local Roads, the front of the building shall be oriented toward the North-South Local Road and may be oriented as a corner building toward both intersecting roads. To be oriented toward a road means to have a main building entrance facing the road right-of-way.
2. A first level multifamily residential or lodging function shall be raised by stemwall construction a minimum of 2 feet from average sidewalk grade.

B. Site Standards.

1. Site Access.
 - a. All property shall dedicate five (5) feet of the right-of-way adjacent to the alleyway and, where required, 25' corner clips for future intersection improvements.
 - b. Access shall be from the Local Road right-of-way or from the rear alleyway for all non-residential and multifamily development except that for properties along N. Orange Street or N. Pine Street, access from the Local Road right-of-way may be by Minor Relief.
2. Maximum Residential Density is calculated as follows:
 $Lot\ Area \times Maximum\ Building\ Coverage \times Maximum\ FAR \times Maximum\ \% \ Residential \div Average\ Unit\ Size$
3. Site Development Standards

Minimum Lot Width ¹	75'
Front Building Setback	12.5' to 20'
Side Building Setback ²	≥7.5'
Corner Building Setback	12.5' to 20'
Rear Building Setback	≥5'
Maximum Building Length	100'
Maximum Building Height	35'
Maximum Building Coverage	60%
Maximum % Residential Use	100%
Maximum Building Size	NR
Maximum Lot Coverage	80%
Maximum Floor Area Ratio	1.25
Minimum Average Unit Size	700sf

NR = Not Regulated

NOTES:

1. East of Broadway, when developed as a front yard as allowed by Exhibit 4 and proposed to be platted into fee simple ownership as townhouse dwellings, lot widths may vary so long as the minimum lot size of each proposed townhouse lot is at least 2,250 square feet in size after dedication of any required land. West of Broadway, when developed as a front yard as allowed by Exhibit 4 and proposed to be platted into fee simple ownership as townhouse dwellings, lot widths may vary so long as the minimum lot size of each proposed townhouse lot is at least 2,625 square feet in size after dedication of any required land.
2. Internal lot setbacks for townhouse developments may be zero (0) feet.

C. Landscaping. All landscaping shall comply with the requirements of Article XI except as modified by these regulations.

1. Single-family residences shall be exempt from these regulations and need only comply with the requirement for single family homes contained in Article XI.
2. For nonresidential or multifamily developments proposed adjacent to existing single family homes, a ten (10) feet wide Type 'B' buffer shall be provided within the required side yard. No rear yard buffers shall be required.

D. Parking. The following additional parking regulations shall apply only to nonresidential and multifamily development.

1. Parking may only be located to the side of a principal structure by Major Relief.
2. Parking may not be approved in front of the principal use.
 - a. For townhouse developments, parking may be located in front of the principal structure by Major Relief with a minimum setback of 20' and a minimum single-car garage provided for each unit. The garage shall be set back an additional five feet from the balance of the front façade.

E. *Special Sign Regulations.* The following additional sign regulations shall apply only to nonresidential and multifamily development.

- 1. *Freestanding Signs.*
 - a. Free standing signs shall not exceed a height of six (6) feet and six (6) square feet of sign area.
 - b. No more than one free standing sign shall be allowed.
 - c. Freestanding signs shall be located along the Local Road frontage with a minimum setback of five (5) feet.
 - d. Internally illuminated signs, back-lit reverse pan channel letter signs and high density polyurethane and PVC cabinet signs are not permitted.
- 2. *Wall/Facade Signage.*
 - a. Except for address or nameplate signs, wall/façade signs of any kind are not permitted.

F. *Lighting.* The following additional lighting regulations shall apply only to nonresidential and multifamily development.

- 1. Pedestrian scale lighting shall conform to the style adopted by the City and shall be installed in accordance with the City’s Infill/Redevelopment Overlay lighting program.

G. *Civic Spaces.* The following additional civic space regulations shall apply only to nonresidential and multifamily development.

- 1. The civic space shall include within the front yard, or within the Local Road right-of-way by minor Relief, as determined by the City as part of the site plan approval, a minimum of one hundred (100) square feet plaza as defined in Exhibit 10.
- 2. The civic space shall contain the following as approved by the City:
 - a. Pedestrian Lights and
 - b. Street Trees.

H. *Public Frontage and Thoroughfare Standards.*

Reserved.

I. *Stormwater.*

Reserved.

J. *Alternative Energy.*

Reserved.

K. *Noise.*

Reserved.

L. *Use Restrictions.*

- 1. The following uses shall be limited as show in the table below.

Bed and Breakfast	Maximum 15 rooms
Bed and Breakfast	Minimum 150 sf each rental bedroom
Group Home	Minimum 150 sf each rental bedroom

- 2. Retail uses shall be limited to 5,000sf in gross building area and no more than 2,000sf in gross tenant area.
- 3. Restaurant uses shall limited to no more than 25 seats.
- 4. Banks/Financial Institutions shall be limited to 2,500sf in gross building area.
- 5. Drive-through facilities are prohibited.
- 6. Outside display limited to items associated with Studios (art, museum, galleries) and similar uses.

Prepared By & Return To:
Warren W. Dill, Esq.
Dill, Evans & Rhodeback
1565 US Highway 1
Sebastian, FL 32958

Parcel Identification No. 31-37-00-00009-0650-00007.0

(Space above this line for recording data=====)

Warranty Deed
(STATUTORY FORM - SECTION 689.02, F.S.)

This Warranty Deed, made this 27th day of July, 2022, between Giuseppe's Restaurant, Inc., a Florida corporation, previously of record as Giuseppe's, Inc. whose address is 4 S. Bay Street, Fellsmere, Florida 32948, hereinafter referred to as "Grantor", and City of Fellsmere, Florida, a Municipal corporation created pursuant to the laws of the State of Florida, whose post office address is 22 South Orange Street, Fellsmere, FL 32948, hereinafter referred to as "Grantee".

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida, to-wit:

Lots 21 through 33, Block 65, TOWN OF FELLSMERE, according to the plat thereof recorded in Plat Book 2, Page 3, Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to governmental regulations, covenants, rights of way, restrictions, easements and reservations of record, if any, but this provision shall not operate to reimpose the same, and taxes for the year and subsequent years.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances, except as stated herein and taxes accruing subsequent to December 31, 2021.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

WITNESSES:

Giuseppe's Restaurant, Inc., a Florida corporation
previously of record as Giuseppe's, Inc.

(Sign) Mania Suarez Sanchez

By: Edoardo Giambanco
Edoardo Giambanco, President

(Print Name) Mania Suarez Sanchez

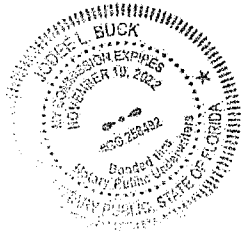
(Sign) Joseph L. Buck

(Print Name) Joseph L. Buck

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27th day of July, 2022 by Edoardo Giambanco, President of Giuseppe's Restaurant, Inc., a Florida corporation previously of record as Giuseppe's Inc., and on behalf of the company, who [] is personally known to me or [] has produced a driver's license issued by the State of Florida as identification.

[Notary Seal]



Joseph L. Buck
Notary Public, State of Florida Commission No.
Printed Name:
My Commission Expires:

Indian River County, FL

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Parcel Summary

Parcel ID 3137000009065000021.0
Prop ID 138750
Location Address UNASSIGNED
FELLSMERE, FL 32948
Neighborhood Town of Fellsmere (710009.00)
Market Area 71
Brief Tax Description* TOWN OF FELLSMERE PBS 2 - 3 BLK 65 LOTS 21 THROUGH 33
(Note: * The Description above is not to be used on legal documents.
For additional legal expand the Metes and Bounds section below.)
Property Use Code Municipal not Parks, etc. (8900)
Sec/Twp/Rng 00-31-37
Tax District 4B - FELLSMERE - REDEVELOPMENT DISTRICT
Millage Rate 18.0273
Acreage 0.91
Homestead N

[View Map](#)

Metes and Bounds

Owner Information

Primary Owner
City Of Fellsmere
22 S Orange St
Fellsmere, FL 32948

Homestead Application

[Homestead Application](#)

Change of Address Application

[Change of Address Application](#)

Valuation

	2023 Certified Values	2022 Certified Values
Improvement Value	\$0	\$0
Land Value	\$50,540	\$50,540
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$0	\$0
Just (Market) Value	\$50,540	\$50,540
Assessed Value	\$50,540	\$50,540
Exempt Value	\$50,540	\$0
Taxable Value	\$0	\$50,540
Maximum Save Our Homes Portability	\$0	\$0
Taxes	\$0.00	\$947.55

Current Exemptions on this parcel:
EX-LGVT - Local government property exemption

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Historical Valuation

Land Information

Code	Land Use Desc	Amenity	Acres	Square Feet	Act. Frontage	Eff. Frontage	Depth	Zoning
S	V Com-2nd Commercial Loc	T - Typical interior site	0.91	39639	425	425	125	C-1

Sales

Sale Date	Sale Price	Instrument	Instrument Description	Book	Page	Vacant/Improved	Grantor	Link to Official Records
7/27/2022	\$150,000	WD	Warranty Deed	3559	1691	Vacant	GIUSEPPE'S INC	Download

Map



Maps are for graphical purposes ONLY. They do not represent a legal survey. While every effort has been made to ensure that this data is accurate and reliable within the limits of the current state of the art, Indian River Property Appraiser cannot assume liability for any damages caused by an errors or omissions in the data, nor as a result of the failure of data to function on a particular system. Indian River Property Appraiser makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty. For the definitive description of real property, consult the deed recorded in the County Clerks Office.

[Additional GIS Maps](#)

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, , Sketches, Photos, Comp Search (Residential), Comp Search (Commercial), Comp Search (Vacant).

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The 2023 Florida Statutes (including Special Session C)

[Title XI](#)
COUNTY ORGANIZATION AND INTERGOVERNMENTAL
RELATIONS

[Chapter 163](#)
INTERGOVERNMENTAL
PROGRAMS

[View Entire
Chapter](#)

163.380 Disposal of property in community redevelopment area.—The disposal of property in a community redevelopment area which is acquired by eminent domain is subject to the limitations set forth in s. [73.013](#).

(1) Any county, municipality, or community redevelopment agency may sell, lease, dispose of, or otherwise transfer real property or any interest therein acquired by it for community redevelopment in a community redevelopment area to any private person, or may retain such property for public use, and may enter into contracts with respect thereto for residential, recreational, commercial, industrial, educational, or other uses, in accordance with the community redevelopment plan, subject to such covenants, conditions, and restrictions, including covenants running with the land, as it deems necessary or desirable to assist in preventing the development or spread of future slums or blighted areas or to otherwise carry out the purposes of this part. However, such sale, lease, other transfer, or retention, and any agreement relating thereto, may be made only after the approval of the community redevelopment plan by the governing body. The purchasers or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified in the community redevelopment plan and may be obligated to comply with such other requirements as the county, municipality, or community redevelopment agency may determine to be in the public interest, including the obligation to begin any improvements on such real property required by the community redevelopment plan within a reasonable time.

(2) Such real property or interest shall be sold, leased, otherwise transferred, or retained at a value determined to be in the public interest for uses in accordance with the community redevelopment plan and in accordance with such reasonable disposal procedures as any county, municipality, or community redevelopment agency may prescribe. In determining the value of real property as being in the public interest for uses in accordance with the community redevelopment plan, the county, municipality, or community redevelopment agency shall take into account and give consideration to the long-term benefits to be achieved by the county, municipality, or community redevelopment agency resulting from incurring short-term losses or costs in the disposal of such real property; the uses provided in such plan; the restrictions upon, and the covenants, conditions, and obligations assumed by, the purchaser or lessee or by the county, municipality, or community redevelopment agency retaining the property; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas. In the event the value of such real property being disposed of is for less than the fair value, such disposition shall require the approval of the governing body, which approval may only be given following a duly noticed public hearing. The county, municipality, or community redevelopment agency may provide in any instrument of conveyance to a private purchaser or lessee that such purchaser or lessee is without power to sell, lease, or otherwise transfer the real property without the prior written consent of the county, municipality, or community redevelopment agency until the purchaser or lessee has completed the construction of any or all improvements which he or she has obligated himself or herself to construct thereon. Real property acquired by the county, municipality, or community redevelopment agency which, in accordance with the provisions of the community redevelopment plan, is to be transferred shall be transferred as rapidly as feasible in the public interest, consistent with the carrying out of the provisions of the community redevelopment plan. Any contract for such transfer and the community redevelopment plan, or such part or parts of such contract or plan as the county,

municipality, or community redevelopment agency may determine, may be recorded in the land records of the clerk of the circuit court in such manner as to afford actual or constructive notice thereof.

(3)(a) Prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof. Such notice shall identify the area or portion thereof and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice and that such further information as is available may be obtained at such office as is designated in the notice. The county, municipality, or community redevelopment agency shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out; and the county, municipality, or community redevelopment agency may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by it in the community redevelopment area. The county, municipality, or community redevelopment agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this part. Except in the case of a governing body acting as the agency, as provided in s. 163.357, a notification of intention to accept such proposal must be filed with the governing body not less than 30 days prior to any such acceptance. Thereafter, the county, municipality, or community redevelopment agency may execute such contract in accordance with the provisions of subsection (1) and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contract.

(b) Any county, municipality, or community redevelopment agency that, pursuant to the provisions of this section, has disposed of a real property project with a land area in excess of 20 acres may acquire an expanded area that is immediately adjacent to the original project and less than 35 percent of the land area of the original project, by purchase as provided in this chapter, and negotiate a disposition of such expanded area directly with the person who acquired the original project without complying with the disposition procedures established in paragraph (a), provided the county, municipality, or community redevelopment agency adopts a resolution making the following findings:

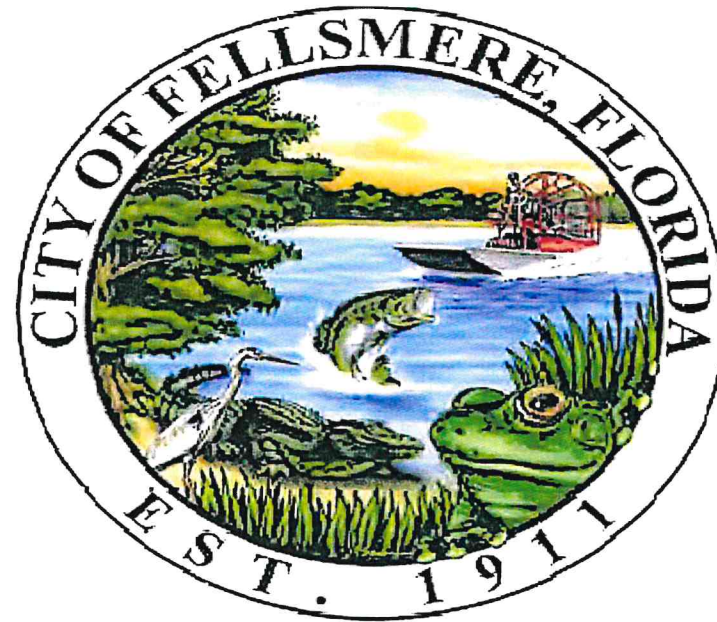
1. It is in the public interest to expand such real property project to an immediately adjacent area.
2. The expanded area is less than 35 percent of the land area of the original project.
3. The expanded area is entirely within the boundary of the community redevelopment area.

(4) Any county, municipality, or community redevelopment agency may temporarily operate and maintain real property acquired by it in a community redevelopment area for or in connection with a community redevelopment plan pending the disposition of the property as authorized in this part, without regard to the provisions of subsection (1), for such uses and purposes as may be deemed desirable, even though not in conformity with the community redevelopment plan.

(5) If any conflict exists between the provisions of this section and s. 159.61, the provisions of this section govern and supersede those of s. 159.61.

(6) Notwithstanding any provision of this section, if a community redevelopment area is established by the governing body for the redevelopment of property located on a closed military base within the governing body's boundaries, the procedures for disposition of real property within that community redevelopment area shall be prescribed by the governing body, and compliance with the other provisions of this section shall not be required prior to the disposal of real property.

History.—s. 11, ch. 69-305; s. 9, ch. 77-391; s. 13, ch. 84-356; s. 1, ch. 92-162; s. 906, ch. 95-147; s. 1, ch. 96-254; s. 9, ch. 98-314; s. 12, ch. 2006-11.



City of Fellsmere

Fiscal Year 2023 - 2024

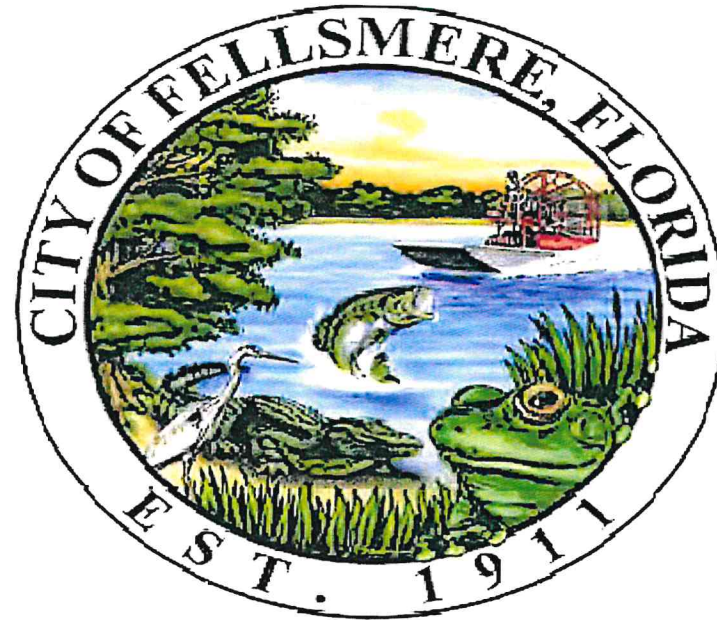
Check Register

Month of October 2023

CK#	VENDOR	INVOICE#	AMOUNT
	6 ARREOLA, IVAN	7303	\$20.19
400002	ADAMS LOCK & SAFE LLC	2911	\$23.92
400031	ADVANCE AUTO PARTS	8146329143653	\$131.24
400035	ADVANCE AUTO PARTS	8146328930080	\$16.55
400060	ADVANCE AUTO PARTS	8146328555716	\$5.82
400001	AMAZON CAPITAL SERVICES, INC	16RT-HQ4R-LMKF	\$136.20
400004	AMAZON CAPITAL SERVICES, INC	1NPK-1VGW-X9LV	\$167.83
400009	AMAZON CAPITAL SERVICES, INC	1JTM-LDPQ-VNWQ	\$61.70
400020	AMAZON CAPITAL SERVICES, INC	1J7K-VX9Q-KGJN	\$24.31
400056	AMAZON CAPITAL SERVICES, INC	1661-6NTF-YJCW	\$150.19
400014	ARREOLA, JESUS L		\$117.69
	1 CIGNA Healthcare	630725-10-2023	\$22,621.98
400006	CINTAS CORPORATION #283	4169499825	\$75.60
400007	CINTAS CORPORATION #283	4170185524	\$75.60
400039	CINTAS CORPORATION #283	4170905279	\$75.60
400028	CLERK OF THE CIRCUIT COURT		\$23.40
400066	COMCAST #3556	184370259	\$481.41
400054	COMCAST #96504	8535 11 520 0096504-10-6-24	\$301.25
400057	COMCAST ACCT ENDING#0017674	8535 11 520 0017674-10-12-23	\$10.00
400044	COMCAST BUSINESS ACCT ENDING#0071879	8535 11 520 0071879-10-10-23	\$63.67
400022	DILL, EVANS & RHODEBACK	1380	\$47.00
400029	DILL, EVANS & RHODEBACK	1364	\$47.00
400037	DILL, EVANS & RHODEBACK	1366	\$434.00
400038	DILL, EVANS & RHODEBACK	133	\$434.00
400046	DILL, EVANS & RHODEBACK	1357	\$3,454.50
400051	DILL, EVANS & RHODEBACK	1361	\$634.50
400053	DILL, EVANS & RHODEBACK	1360	\$930.00
400059	DILL, EVANS & RHODEBACK	1355	\$493.50
400061	DILL, EVANS & RHODEBACK	1381	\$2,754.42
400067	DILL, EVANS & RHODEBACK	1359	\$155.00
400018	EAGLES BENEFITS BY DESIGN, INC.	HRA-September-23	\$6,840.16
400013	FINEST PRESSURE CLEANING LLC	246	\$736.80
400024	FPL	11810-04498-10-9-23	\$27.48

CK#	VENDOR	INVOICE#	AMOUNT
400033	FPL	45823-20091-10-9-23	\$35.18
400036	FPL	39396-28081-10-9-23	\$29.44
400041	FPL	91412-34337-10-6-23	\$28.67
400047	FPL	76556-38067-10-6-23	\$84.22
400048	FPL	45063-20003-10-9-23	\$150.72
400049	FPL	45593-41518-10-6-23	\$1,276.58
400050	FPL	04479-87207-10-6-23	\$1,305.86
400052	FPL	79443-09546-10-6-23	\$251.58
400062	FPL	47713-28251-10-9-23	\$105.96
400064	FPL	59777-90103-10-6-23	\$31.62
	5 GIORDANO, VINCENT J		\$150.00
400003	GRAINGER, INC.	9857946801	\$124.70
400012	GRAINGER, INC.	9867629603	\$491.20
400040	GRAINGER, INC.	9865667522	\$30.36
400011	JUAN'S TIRE AND AUTO, INC.	13091	\$2,507.80
400019	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81095483	\$46.35
400023	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81098070	\$75.65
400032	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81097980	\$17.71
400043	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81098024	\$124.09
400063	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81098000	\$192.47
400008	MCGOWAN, ROBERT		\$150.00
400021	MD NOW MEDICAL CENTERS	FE7881-4036216	\$138.00
400027	MEEKS PLUMBING INC	0218103-IN	\$140.00
400042	MEEKS PLUMBING INC	0218093-IN	\$140.00
	3 MUTUAL OF OMAHA	1600005420	\$234.49
400055	NEWSOM, SCOTT		\$94.12
400025	RAMOS CABALLERO, MARVIN JOEL		\$200.00
400065	SHELTON, JOSHUA A	44470F	\$390.10
400005	SOUTHERN JANITOR SUPPLY INC.	238054	\$1,322.95
400034	STAVOLA AGGREGATE SUPPLY, LLC	587	\$2,075.75
	4 SUAREZ-SANCHEZ, MARIA F		\$242.41
	2 SUPERIOR VISION INSURANCE INC	774125	\$202.94
400045	TOTAL GOLF CART LLC	2803	\$35.26

CK#	VENDOR	INVOICE#	AMOUNT
400058	TYSON, JOEL	EXPENSES-10-2023	\$127.57
400010	VERO CHEMICAL DIST., INC.	343037	\$71.80
400030	VERO CHEMICAL DIST., INC.	343446	\$1,317.80
		Grand Total	\$55,515.86



City of Fellsmere

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Check Register

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CK#	VENDOR	INVOICE#	AMOUNT
25	ACCUDOSE, LLC	2423	\$1,039.84
26	ACCUDOSE, LLC	2422	\$7,199.86
28	AE ENGINEERING, INC.	INV-0000031558	\$450.00
29	AE ENGINEERING, INC.	INV-0000022385	\$6,000.00
30	AE ENGINEERING, INC.	INV-0000027163	\$4,500.00
31	AE ENGINEERING, INC.	INV-0000024838	\$8,550.00
11	AMAZON CAPITAL SERVICES, INC	1XFW-HR3F-MM1R	\$799.99
20	AMAZON CAPITAL SERVICES, INC	1MVM-MJD6-3DVP	\$37.78
21	AMAZON CAPITAL SERVICES, INC	1F6C-C173-V9RV	\$85.56
19	AMAZON CAPITAL SERVICES, INC	1CX6-PRCY-347P	\$128.00
22	AMAZON CAPITAL SERVICES, INC	1343-YGWW-W6CF	\$21.98
23	AMAZON CAPITAL SERVICES, INC	1JTY-MLWD-KDCD	\$332.55
400068	AMAZON CAPITAL SERVICES, INC	1GNT-VCLH-7T1X	\$129.98
400068	AMAZON CAPITAL SERVICES, INC	1HWk-4JYH-7H1L	\$115.75
400068	AMAZON CAPITAL SERVICES, INC	14NN-37DQ-1CQR	\$39.50
400068	AMAZON CAPITAL SERVICES, INC	1493-DX6W-7H4X	\$199.99
400068	AMAZON CAPITAL SERVICES, INC	1DYQ-YRXW-3C9V	\$49.95
400160	BATES SECURITY, LLC	1341909	\$485.70
8	BURGE, KEVIN R	CELLPHONE-10-21-23	\$75.00
400097	CINTAS CORPORATION #283	4171611164	\$65.44
400122	CINTAS CORPORATION #283	4173036960	\$65.44
400152	CINTAS CORPORATION #283	4172326216	\$65.44
400165	CINTAS CORPORATION #283	4173765935	\$63.88
9	CivicPlus LLC	281186	\$950.00
400204	COMCAST #3556	186779759	\$481.41
400190	COMCAST #96504	8535 11 520 0096504-11-6-23	\$301.25
400198	COMMUNICATIONS INTERNATIONAL INC	PI161432	\$1,375.47
400148	COMPLETE ELECTRIC INC.	116863	\$690.00
1	EAGLES BENEFITS BY DESIGN, INC.	10-204	\$148.50
400124	ENVIRONMENTAL SERVICES UNLIMITED, INC.	6804	\$585.00
400140	ENVIRONMENTAL SERVICES UNLIMITED, INC.	6805	\$370.00
400106	FLORIDA CITY GAS	1128581-10-19-23	\$37.76
400143	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION		\$2,000.00

CK#	VENDOR	INVOICE#	AMOUNT
400187	Florida Stormwater Association Inc 24 FOLTZ, KAREN	16417	\$500.00
400139	FPL	CKREQUEST-11-16-23	\$278.72
400076	FPL	20521-39074-10-24-23	\$23.37
400084	FPL	80632-25075-10-25-23	\$160.22
400087	FPL	83799-32455-10-25-23	\$673.54
400094	FPL	62993-08152-10-25-23	\$27.13
400098	FPL	59265-26053-10-18-23	\$124.06
400102	FPL	93627-94423-10-25-23	\$1,352.55
400109	FPL	41228-03275-10-25-23	\$53.51
400112	FPL	38296-07195-10-25-23	\$29.14
400113	FPL	93055-87108-10-18-23	\$44.05
400118	FPL	58441-35508-10-18-23	\$119.28
400127	FPL	69503-83130-10-25-23	\$37.04
400128	FPL	76286-29060-10-24-23	\$31.62
400129	FPL	01641-59345-10-25-23	\$27.13
400131	FPL	95425-27412-10-25-23	\$27.13
400137	FPL	63292-72147-10-25-23	\$425.01
400145	FPL	41640-21034-10-25-23	\$1,849.21
400146	FPL	63744-74531-10-25-23	\$90.80
400185	FPL	65546-47161-10-25-23	\$27.13
400191	FPL	45823-20091-11-7-23	\$33.76
400192	FPL	39396-28081-11-7-23	\$27.37
400194	FPL	45593-41518-11-6-23	\$1,365.39
400195	FPL	91412-34337-11-6-23	\$29.61
400199	FPL	59777-90103-11-6-23	\$32.04
400203	FPL	45063-20003-11-7-23	\$116.70
400207	FPL	79443-09546-11-6-23	\$306.98
400208	FPL	47713-28251-11-7-23	\$64.35
400209	FPL	76556-38067-11-6-23	\$92.04
400210	FPL	90512-22025-11-3-23	\$97.38
400211	FPL	90512-22025-9-25-23	\$83.67
400188	G&S SAFETY PRODUCTS, INC	11810-04498-11-7-23	\$29.73
		5009381	\$1,132.95

CK#	VENDOR	INVOICE#	AMOUNT
400155	GCR TIRES, INC		\$25.00
400119	GCR TIRES, INC		\$680.00
	10 GLOBAL RELAY COMMUNICATIONS INC.	SIN628039	\$800.00
400103	GRAINGER, INC.	825552565	\$21.66
400090	GRAPHIC DESIGNS INTERNATIONAL, INC.	D0140	\$136.28
400158	IGLESIA EVANGELICA MONTE DE ISRAEL #2 INC		\$200.00
400189	INDIAN RIVER COUNTY SHERIFF'S OFFICE	October 2023	\$60.00
400088	INDIAN RIVER COUNTY TAX COLLECTOR , CAROLE JEAN JORDAN, C.F.C.		\$61.15
400096	INDIAN RIVER COUNTY TAX COLLECTOR , CAROLE JEAN JORDAN, C.F.C.		\$87.45
400163	INDIAN RIVER COUNTY TAX COLLECTOR , CAROLE JEAN JORDAN, C.F.C.		\$73.38
400164	INDIAN RIVER COUNTY TAX COLLECTOR , CAROLE JEAN JORDAN, C.F.C.		\$145.00
400166	INDIAN RIVER COUNTY TAX COLLECTOR , CAROLE JEAN JORDAN, C.F.C.		\$6,573.54
400168	INDIAN RIVER COUNTY TAX COLLECTOR , CAROLE JEAN JORDAN, C.F.C.	TRIM-STATEMENT-POSTAGE	\$79.72
400170	INDIAN RIVER COUNTY TAX COLLECTOR , CAROLE JEAN JORDAN, C.F.C.		\$145.00
400172	INDIAN RIVER COUNTY TAX COLLECTOR , CAROLE JEAN JORDAN, C.F.C.		\$1,397.28
400173	INDIAN RIVER COUNTY TAX COLLECTOR , CAROLE JEAN JORDAN, C.F.C.		\$172.84
400174	INDIAN RIVER COUNTY TAX COLLECTOR , CAROLE JEAN JORDAN, C.F.C.		\$103.96
400175	INDIAN RIVER COUNTY TAX COLLECTOR , CAROLE JEAN JORDAN, C.F.C.		\$50.14
400080	INDIAN RIVER COUNTY UTILITIES	11806018	\$14,992.47
400202	INDIAN RIVER CRIME LAB	100123FLSPD	\$2,927.25
400181	INSIGHT PUBLIC SECTOR INC.	1101109140	\$898.70
400179	ISLAS RUIZ		\$200.00
400114	JORDAN & ASSOCIATES	21-IR16-02	\$17,750.00
400117	JORDAN & ASSOCIATES	22CV-S17-02	\$8,250.00
400095	JUAN'S TIRE AND AUTO, INC.	13157	\$62.99
400134	JUAN'S TIRE AND AUTO, INC.	13130	\$687.49
400167	JUAN'S TIRE AND AUTO, INC.	13103	\$1,321.95
400169	JUAN'S TIRE AND AUTO, INC.	13094	\$698.96
	27 KIMLEY-HORN AND ASSOCIATES, INC.	26069837	\$3,998.20
400157	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1345947	\$54.16
400121	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1345948	\$179.43
400099	LUJAN ROSAS, FRANCISCA		\$200.00
400082	MEEKS PLUMBING INC	0218348-IN	\$140.00

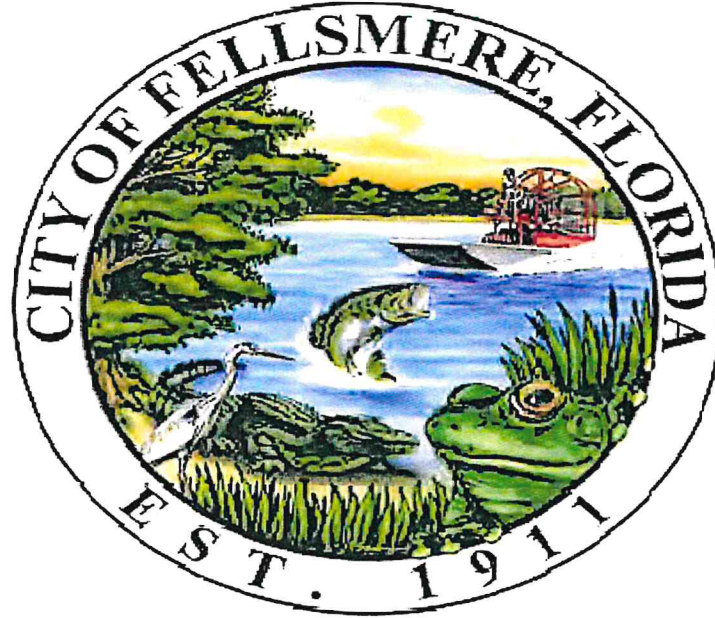
CK#	VENDOR	INVOICE#	AMOUNT
400083	MEEKS PLUMBING INC	0218367-IN	\$140.00
400133	MEEKS PLUMBING INC	02183370-IN	\$140.00
400149	MEEKS PLUMBING INC	0218368-IN	\$140.00
400154	MEEKS PLUMBING INC	0218369-IN	\$140.00
400107	MILLS, CHARLES & JAQUELINE 16 MOREMAN, PUTNAM	Acct No.9201009207	\$28.14
400159	MR. D'S AUTO BODY		\$298.68
400105	NORTH-SOUTH SUPPLY, INC.		\$3,094.54
400101	ODP BUSINESS SOLUTIONS, LLC	3582395	\$9.19
400135	ODP BUSINESS SOLUTIONS, LLC	335070618001	\$26.58
400186	ODP BUSINESS SOLUTIONS, LLC	333370569001	\$104.03
400206	ODP BUSINESS SOLUTIONS, LLC	337394743001	\$49.17
400182	ORTIZ, DALIA	337388006001	\$14.24
400078	PACE ANALYTICAL SERVICES, LLC		\$200.00
400081	PACE ANALYTICAL SERVICES, LLC	2335539927	\$110.00
400085	PACE ANALYTICAL SERVICES, LLC	2335531698	\$70.59
400089	PACE ANALYTICAL SERVICES, LLC		\$47.78
400091	PACE ANALYTICAL SERVICES, LLC	2335531699	\$84.71
400092	PACE ANALYTICAL SERVICES, LLC	2335531390	\$78.00
400093	PACE ANALYTICAL SERVICES, LLC	2335564640	\$65.16
400104	PACE ANALYTICAL SERVICES, LLC	2335531623	\$155.30
400108	PACE ANALYTICAL SERVICES, LLC	2335531703	\$215.03
400110	PACE ANALYTICAL SERVICES, LLC	2335531512	\$169.42
400120	PACE ANALYTICAL SERVICES, LLC	2335531521	\$70.59
400123	PACE ANALYTICAL SERVICES, LLC	2335531615	\$215.03
400132	PACE ANALYTICAL SERVICES, LLC	2335531700	\$16.29
400138	PACE ANALYTICAL SERVICES, LLC	2335531609	\$98.83
400142	PACE ANALYTICAL SERVICES, LLC	2335531392	\$13.00
400150	PACE ANALYTICAL SERVICES, LLC	2335531617	\$70.59
400151	PACE ANALYTICAL SERVICES, LLC	2335531508	\$844.91
400176	PACE ANALYTICAL SERVICES, LLC	2335531714	\$258.20
400671	PSD CITYWIDE (US) INC.	2335578227	\$1,108.20
400205	RECENDEZ, ALEJANDRO	5	\$5,000.00
			\$200.00

CK#	VENDOR	INVOICE#	AMOUNT
400116	REGAL SERVICES, LLC	28756	\$325.00
400126	RELIABLE SEPTIC & SERVICES	158408	\$150.00
400147	RING POWER CORPORATION	17PC9170692	\$206.16
400136	SAFEBUILT, LLC	121286	\$15,317.65
400077	SAUCEDO LEE, KARINA		\$200.00
400086	SEBASTIAN BLINDS & SHUTTERS LLC	20366	\$1,461.00
	18 SOUTHERN CLASS LAWN MAINTENANCE LLC	3	\$6,038.00
400161	SOUTHERN CLASS LAWN MAINTENANCE LLC	2	\$6,038.00
400156	STAVOLA AGGREGATE SUPPLY, LLC	680	\$3,085.13
400100	STAVOLA AGGREGATE SUPPLY, LLC	778	\$1,993.48
400115	STAVOLA AGGREGATE SUPPLY, LLC	625	\$1,991.63
400171	STAVOLA AGGREGATE SUPPLY, LLC	847	\$2,258.38
400111	THOMPSON TRACTOR CO.	147564	\$250.00
400125	TREASURE COAST CHIEF OF POLICE AND SHERIFFS ASSOCIATION		\$150.00
400141	TREASURE COAST CHIEF OF POLICE AND SHERIFFS ASSOCIATION		\$150.00
	12 TREASURE COAST NEWSPAPERS	5847140	\$2,254.23
	13 TREASURE COAST NEWSPAPERS	5987960	\$203.42
	14 TREASURE COAST NEWSPAPERS	5919651	\$1,974.41
400200	TROY GROUP, INC.	INV#34805	\$1,909.72
400079	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_4795	\$1,075.28
400130	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_4796	\$1,360.00
400153	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_4821	\$3,667.80
400196	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_4886	\$3,682.80
400212	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_4861	\$199.00
400193	VERIZON WIRELESS	9947008767	\$524.20
400162	VERO CHEMICAL DIST., INC.	344717	\$1,146.00
400144	VERO GLASS & MIRROR	49715	\$354.00
	15 WALSH ENVIRONMENTAL SERVICES, INC	5013	\$2,225.00
	7 WALSH ENVIRONMENTAL SERVICES, INC	4961	\$2,225.00
400074	WATER WERKS, INC	1591	\$1,235.78
400180	WATER WERKS, INC	1598	\$1,239.66
	17 WEX BANK	92993355	\$5,919.99

CK# VENDOR

INVOICE#
Grand Total

AMOUNT
\$194,014.55



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CK#	VENDOR	INVOICE#	AMOUNT
400233	ACLARIAN LLC	1804	\$9,273.22
	4 ACLARIAN LLC	1686	\$8,330.00
400355	AFLAC	344438	\$575.40
400272	ALL TRAFFIC SOLUTIONS, INC	SIN038879	\$24,812.55
	51 AMAZON CAPITAL SERVICES, INC	16HJ-HJ3C-4L61	\$261.90
	52 AMAZON CAPITAL SERVICES, INC	1HGF-GMLN-JRNJ	\$190.23
	34 AMAZON CAPITAL SERVICES, INC	1FXQ-3WJC-7TW3	\$206.16
	45 AMAZON CAPITAL SERVICES, INC	19RJ-JCCP-V7YN	\$72.43
	53 AMAZON CAPITAL SERVICES, INC	17RD-1NF9-MFG9	\$62.94
	54 AMAZON CAPITAL SERVICES, INC	14TT-NH3N-G619	\$33.47
400294	AMAZON CAPITAL SERVICES, INC	134R-T6DT-HR9X	\$36.80
	2 APPLIED WEBOLOGY FL LLC	Invoice#26-2023	\$100.00
400327	AT&T MOBILITY	287298734706	\$974.82
	36 BOROMEI CONSTRUCTION, INC	APPLICATION#11	\$35,482.50
400388	CARRADI	CKREQ-11-14-23	\$11.04
400388	CARRADI, AMANDA	CKREQ-11-14-23	\$11.04
	37 CARTER ASSOCIATES INC	202324835	\$3,500.00
400389	CENDEJAS	REISSUELOSTCK-9201008423	\$62.88
400391	CENDEJAS JR	CKREQ-11-27-23	\$43.02
400391	CENDEJAS JR, MIGUEL	CKREQ-11-27-23	\$43.02
400389	CENDEJAS, MIGUEL & MARIA	REISSUELOSTCK-9201008423	\$62.88
	49 CIGNA Healthcare	00630725-12-2023	\$43,421.06
	47 CivicPlus LLC	273976	\$2,988.00
400227	CivicPlus LLC	284241	\$382.46
400247	CivicPlus LLC	284246	\$491.58
400289	CLERK OF THE CIRCUIT COURT	LUMARIMA-11-28-23	\$26.90
400325	CLERK OF THE CIRCUIT COURT	CEMETERY-NORRIS-11-29-23	\$23.40
400361	COMCAST #3556	189193392	\$481.41
400334	COMCAST #96504	8535 11 520 0096504-12-6-23	\$301.25
400269	COMCAST ACCOUNT ENDING#0065061	8535 11 520 0065061	\$750.58
400268	COMCAST ACCT ENDING#0017674	8535 11 520 0017674-11-12-23	\$10.00
400276	COMCAST BUSINESS ACCT ENDING#0071879	8535 11 520 0071879-11-10-23	\$63.67
400351	COMCAST BUSINESS ACCT ENDING#0071879	8535 11 520 0071879-12-10-23	\$73.67

CK#	VENDOR	INVOICE#	AMOUNT
400248	CORE & MAIN	T868995	\$5,810.00
400328	CULPEPPER & TERPENING, INC	98398	\$14,806.00
400320	DILL, EVANS & RHODEBACK	1498	\$1,705.00
400330	DILL, EVANS & RHODEBACK	1496	\$2,945.00
400337	DILL, EVANS & RHODEBACK	1494	\$188.00
400345	DILL, EVANS & RHODEBACK	1499	\$961.00
400346	DILL, EVANS & RHODEBACK	1492	\$6,479.00
400349	DILL, EVANS & RHODEBACK	1488	\$775.50
400352	DILL, EVANS & RHODEBACK	1489	\$6,345.00
400357	DILL, EVANS & RHODEBACK	1497	\$743.00
400371	DILL, EVANS & RHODEBACK	1491	\$2,666.00
400373	DILL, EVANS & RHODEBACK	1487	\$217.00
400377	DILL, EVANS & RHODEBACK	1493	\$248.00
400379	DILL, EVANS & RHODEBACK	1490	\$2,561.50
	3 EAGLES BENEFITS BY DESIGN, INC.	11-204	\$153.00
400324	FLORIDA BULLET, INC.	28525	\$711.80
400280	FLORIDA CITY GAS	1128581-11-17-23	\$41.26
400364	FLORIDA DEPARTMENT OF COMMERCE	88906	\$200.00
400245	FPL	93055-87108-11-16-23	\$44.51
400262	FPL	38296-07195-11-22-23	\$29.08
400263	FPL	63292-72147-11-22-23	\$359.20
400264	FPL	76286-29060-11-21-23	\$92.61
400266	FPL	90512-22025-11-22-23	\$298.30
400270	FPL	41228-03275-11-22-23	\$52.14
400271	FPL	80632-25075-11-22-23	\$160.22
400273	FPL	45593-41518-12-5-23	\$1,274.90
400275	FPL	41640-21034-11-22-23	\$1,849.21
400278	FPL	91412-34337-12-5-23	\$209.51
400281	FPL	83799-32455-11-22-23	\$721.22
400284	FPL	59777-90103-12-5-23	\$31.69
400288	FPL	62993-08152-11-22-23	\$27.13
400292	FPL	20521-39074-11-21-23	\$23.37
400295	FPL	63744-74531-11-22-23	\$90.80

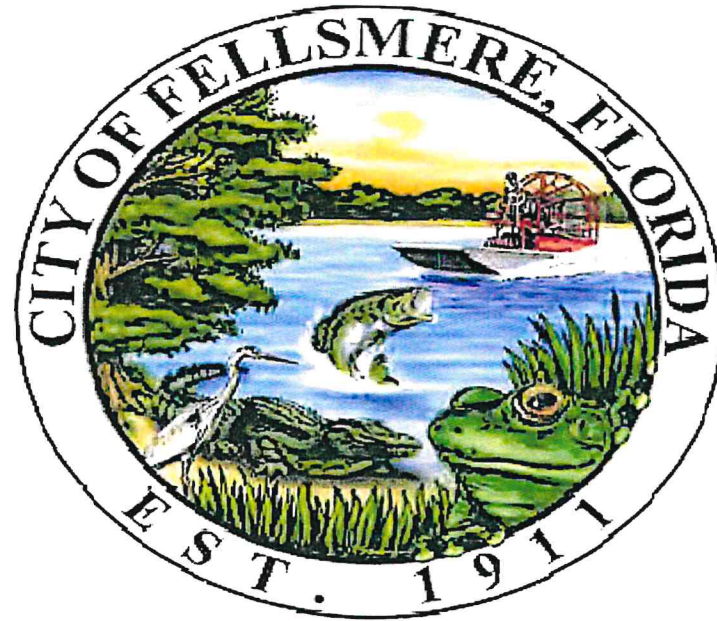
CK#	VENDOR	INVOICE#	AMOUNT
400297	FPL	69503-83130-11-22-23	\$37.04
400298	FPL	95425-27412-11-22-23	\$27.13
400300	FPL	76556-38067-12-5-23	\$93.94
400303	FPL	93627-94423-11-22-23	\$999.37
400304	FPL	01641-59345-11-22-23	\$28.62
400306	FPL	65546-47161-11-22-23	\$27.13
400309	FPL	79443-09546-12-5-23	\$239.82
400321	FPL	59265-26053-12-15-23	\$184.15
400331	FPL	11910-04498-12-6-23	\$29.85
400335	FPL	39396-28081-12-6-23	\$37.07
400354	FPL	47713-28251-12-6-23	\$53.11
400360	FPL	45823-20091-12-6-23	\$33.92
400375	FPL	45063-20003-12-6-23	\$97.94
400378	FPL	93055-87108-12-15-23	\$46.30
400396	FPL	90438-56591-12-15-23	\$70.39
400398	FPL	58441-35508-12-15-23	\$315.70
400400	FPL	04479-87207-12-15-23	\$2,257.23
400387	FRY	CKREQUEST-11-14-23	\$80.89
400387	FRY, ASHLEY	CKREQUEST-11-14-23	\$80.89
400252	FUENTES, MARTA		\$200.00
400244	GCR TIRES, INC		\$25.00
400246	GCR TIRES, INC		\$25.00
	46 GLOBAL RELAY COMMUNICATIONS INC.	SIN633461	\$200.00
	42 GLOBAL RELAY COMMUNICATIONS INC.	SIN631267	\$1,002.30
	43 GLOBAL RELAY COMMUNICATIONS INC.	SIN640005	\$400.00
400279	GRAINGER, INC.	9897429461	\$115.86
400287	GRAINGER, INC.	9910216408	\$231.72
400291	GRAINGER, INC.	9910216424	\$231.72
400353	GRAINGER, INC.	9941016231	\$491.20
	41 HAMMER, LAURA	MILEAGE-11-21-23	\$73.36
400226	HG PRINTING & GRAPHICS LLC	2845	\$138.91
400302	HG PRINTING & GRAPHICS LLC	2679	\$769.14
400332	HG PRINTING & GRAPHICS LLC	2981	\$25.58

CK#	VENDOR	INVOICE#	AMOUNT
400305	HYDRA SERVICE (S), INC	27744	\$17,931.00
400359	INDIAN RIVER COUNTY PROPERTY APPRAISER	23-2024WD	\$2,000.00
400365	INDIAN RIVER COUNTY SHERIFF'S OFFICE	November 2023	\$789.32
400311	INDIAN RIVER COUNTY UTILITIES	11862686	\$16,623.06
	86 KIMLEY-HORN AND ASSOCIATES, INC.	26972288	\$706.05
400265	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81343302	\$46.35
400277	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81344972	\$124.09
400285	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81344946	\$192.47
400293	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81344937	\$17.71
400299	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81344981	\$75.65
400392	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1355499	\$39.64
400394	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1355500	\$76.25
400401	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1350593	\$43.18
400402	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1355501	\$61.51
400339	MARTINEZ		\$150.00
400221	MASTELLER & MOLER, INC	2311LAE-5	\$7,932.00
400261	MASTELLER & MOLER, INC	2311LFH-2	\$588.00
400326	MASTELLER & MOLER, INC	2311LFH-3	\$3,054.00
400343	MASTELLER & MOLER, INC	2311LA-LE	\$7,563.25
400356	MASTELLER & MOLER, INC	2311HA-2	\$462.50
400358	MBV ENGINEERING INC	23-3411	\$102.50
400296	MD NOW MEDICAL CENTERS	FE7881-4037191	\$69.00
400344	MD NOW MEDICAL CENTERS	FE7881-4038202	\$188.00
400232	MEEKS PLUMBING INC	0218728-IN	\$13,412.00
400243	MEEKS PLUMBING INC	0217662-IN	\$180.00
400249	MEEKS PLUMBING INC	0218722-IN	\$140.00
400312	MEEKS PLUMBING INC	0219021-IN	\$140.00
400317	MEEKS PLUMBING INC	0219111-IN	\$140.00
400363	MEEKS PLUMBING INC	0217662-IN	\$140.00
400367	MEEKS PLUMBING INC	0219020-IN	\$140.00
400395	MEEKS PLUMBING INC	0219213-IN	\$140.00
400397	MEEKS PLUMBING INC	0219215-IN	\$140.00
400399	MEEKS PLUMBING INC	0219214-IN	\$140.00

CK#	VENDOR	INVOICE#	AMOUNT
400403	MEEKS PLUMBING INC	0219216-IN	\$140.00
400251	MIMS. LORRAINE	CKREQUEST11-16-23	\$84.99
400314	MIMS. LORRAINE	CKREQUEST-11-30-23	\$298.41
	33 MOREMAN, PUTNAM		\$259.38
400380	MUTUAL OF OMAHA	1624681296	\$255.26
400223	NAPA AUTO PARTS, INC	337470	\$112.97
400315	NAPA AUTO PARTS, INC	338742	\$225.76
400301	NAVARRO, LOURANA		\$300.00
400219	ODP BUSINESS SOLUTIONS, LLC	340674217001	\$16.79
400220	ODP BUSINESS SOLUTIONS, LLC	335068954001	\$49.99
400224	ODP BUSINESS SOLUTIONS, LLC	340673453001	\$6.99
400225	ODP BUSINESS SOLUTIONS, LLC	339640611001	\$135.33
400231	ODP BUSINESS SOLUTIONS, LLC	333362507001	\$19.99
400234	ODP BUSINESS SOLUTIONS, LLC	335070633001	\$6.99
400237	ODP BUSINESS SOLUTIONS, LLC	340138777001	\$144.99
400238	ODP BUSINESS SOLUTIONS, LLC	335070625001	\$72.89
400239	ODP BUSINESS SOLUTIONS, LLC	340674215001	\$26.43
400242	ODP BUSINESS SOLUTIONS, LLC	337656420001	\$124.84
400253	ODP BUSINESS SOLUTIONS, LLC	340137539001	\$218.79
400255	ODP BUSINESS SOLUTIONS, LLC	339655417001	\$15.99
400257	ODP BUSINESS SOLUTIONS, LLC	335070618001	\$26.58
400258	ODP BUSINESS SOLUTIONS, LLC	337665204001	\$21.73
400290	ODP BUSINESS SOLUTIONS, LLC	338220670001	\$82.50
400372	OPERATION HOPE OF GREATER FLORIDA		\$400.00
400218	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14756	\$1,950.00
400222	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14748	\$1,200.00
400228	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14755	\$1,950.00
400229	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14754	\$1,950.00
400230	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14753	\$1,950.00
400235	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14762	\$2,661.30
400236	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14747	\$1,700.00
400250	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14760	\$2,550.00
400254	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14761	\$2,789.40

CK#	VENDOR	INVOICE#	AMOUNT
400318	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14835	\$2,750.00
400341	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14834	\$2,150.00
400362	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14830	\$2,950.00
400376	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14824	\$2,250.00
400340	PITNEY BOWES GLOBAL FINANCIAL SERVICE LLC	3106346700	\$1,078.95
	32 PITNEY BOWES, INC.	1023290741	\$165.00
400322	PRINCIPAL LIFE INSURANCE COMPANY	1057109-10001-1-1-24	\$1,195.77
400342	RAMOS, YANETH		\$200.00
400338	RICHMOND HYDRAULICS	6331	\$1,984.92
400672	ROYAL BATTERY	26752311071613	\$106.62
	50 SOUTHERN CLASS LAWN MAINTENANCE LLC	4	\$6,038.00
400350	STANDARD INSURANCE CO	160488-1-24	\$519.28
400313	STARK EXTERMINATORS CO	53794777	\$46.00
400329	STARK EXTERMINATORS CO	54230508	\$40.00
400333	STARK EXTERMINATORS CO	54230507	\$35.00
400336	STARK EXTERMINATORS CO	54230505	\$39.00
400347	STARK EXTERMINATORS CO	53794741	\$39.00
400369	STARK EXTERMINATORS CO	54230506	\$115.00
400370	STARK EXTERMINATORS CO	54230542	\$46.00
400240	STAVOLA AGGREGATE SUPPLY, LLC	907	\$3,831.38
400308	STAVOLA AGGREGATE SUPPLY, LLC		\$3,840.35
400368	STAVOLA AGGREGATE SUPPLY, LLC	989	\$2,871.37
400260	STUTZMAN, AUDREY		\$200.00
	35 SUPERIOR VISION INSURANCE INC	781414	\$213.47
400286	THE MILCOR GROUP	20239391	\$17,424.19
400307	THE MILCOR GROUP	20239396	\$26,251.00
400310	THE MILCOR GROUP	20239395	\$18,502.50
400316	THE MILCOR GROUP	202310694	\$4,640.00
400319	THE MILCOR GROUP	202310690	\$10,560.00
400323	THE MILCOR GROUP	202310693	\$20,744.42
400348	THE MILCOR GROUP	202310691	\$6,000.00
	38 TYSON, JOEL	TRAVEL&EXPENSES-11-30-23	\$101.37
	48 TYSON, JOEL	EXPENSES-12-31-23	\$105.57

CK#	VENDOR	INVOICE#	AMOUNT
400241	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_4838	\$15.00
400256	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_4078	\$200.00
	40 VADIM MUNICIPAL SOFTWARE INC.	398474	\$1,535.00
400386	VEGA, YADIRA		\$200.00
400283	VERIZON WIRELESS#242236184-0001	9949990675	\$124.90
400393	VERIZON WIRELESS#242236184-0001	9949448430	\$524.24
400267	VERO CHEMICAL DIST., INC.	345943	\$1,296.00
400366	VERO CHEMICAL DIST., INC.	345943-1	\$548.00
	39 WALSH ENVIRONMENTAL SERVICES, INC	5034	\$2,225.00
400282	WATER WERKS, INC	1590	\$3,400.00
	44 WEX BANK	93674804	\$4,931.77
400390	ZUNIGA	CKREQ-11-14-23	\$23.53
400390	ZUNIGA, AMELIA	CKREQ-11-14-23	\$23.53
		Grand Total	\$442,027.46



City of Fellsmere

Fiscal Year 2023 - 2024

Check Register

Month of January 2024

CK#	VENDOR	INVOICE#	AMOUNT
	80 ALVARADO, CLAUDIA	JAN 2024	\$329.64
400581	AFLAC	693500	\$575.40
	58 AMAZON CAPITAL SERVICES, INC	1431-FK1W-393H	\$197.20
	70 AMAZON CAPITAL SERVICES, INC	144M-XML6-GDDV	\$43.85
	63 AMAZON CAPITAL SERVICES, INC	17VH-XG96-41CC	\$34.88
	61 AMAZON CAPITAL SERVICES, INC	11QH-CCMK-RDMN	\$26.98
	55 AMAZON CAPITAL SERVICES, INC	1RKD-L99P-76CL	\$109.23
	68 AMAZON CAPITAL SERVICES, INC	1K46-PN1R-3FNR	\$35.38
	79 AMAZON CAPITAL SERVICES, INC	1ML4-C17D-PFCW	\$28.18
	60 AMAZON CAPITAL SERVICES, INC	1JFM-QKJX-CRVL	\$18.88
	85 APPLIED WEBOLOGY FL LLC	28	\$100.00
400552	AT&T MOBILITY	287298734706X01032024	\$487.41
400515	BACKFLOW SOLUTIONS INC	8749	\$495.00
	73 BURGE, KEVIN R	CELLPHONE-12-21-23	\$75.00
	72 BURGE, KEVIN R	CELLPHONE-11-21-23	\$75.00
	71 BURGE, KEVIN R	CELLPHONE-1-21-24	\$75.00
	78 CIGNA HEALTH AND LIFE INSURANCE COMPANY	00630725-1-17-24	\$33,439.43
400506	CINTAS CORPORATION #283	4176585190	\$162.34
400511	CINTAS CORPORATION #283	4175899555	\$14.34
400520	CINTAS CORPORATION #283	4175165951	\$40.00
	66 CivicPlus LLC	290414	\$432.22
400505	CLERK OF THE CIRCUIT COURT	FUENTES-12-22-23	\$20.00
400582	CLERK OF THE CIRCUIT COURT	CKREQ-11050CR512	\$10.00
400573	COMCAST #3556	191624649	\$480.78
400593	COMCAST #96504	8535 11 520 0096504-1-6-24	\$304.46
400541	COMCAST ACCOUNT ENDING#0065061	8535 11 520 0065061-12-28-23	\$388.10
400510	COMCAST ACCT ENDING#0017674	8535 11 520 0017674-12-12-23	\$10.00
400607	COMCAST ACCT ENDING#0017674	8535 11 520 0017674-1-12-24	\$10.00
400586	COMCAST BUSINESS ACCT ENDING#0071879	8535 11 520 0071879-1-10-24	\$69.22
400470	COMMUNICATIONS INTERNATIONAL INC	PI163874	\$217.00
400470	COMMUNICATIONS INTERNATIONAL INC	PI163874	\$217.00
400521	COMMUNICATIONS INTERNATIONAL INC	PI163779	\$169.48
400532	COMMUNICATIONS INTERNATIONAL INC	PI163740	\$103.33

CK#	VENDOR	INVOICE#	AMOUNT
400535	CORE & MAIN	U165335	\$30.00
400536	CORE & MAIN	U018194	\$149.70
400538	CORE & MAIN	U108576	\$386.00
400605	CUSTOM AIR SYSTEMS, INC. 55 DI RECOVERY, LLC	46440	\$220.00
		211238	\$2,030.00
400540	DILL, EVANS & RHODEBACK	1723	\$341.00
400544	DILL, EVANS & RHODEBACK	1733	\$131.50
400545	DILL, EVANS & RHODEBACK	1720	\$1,488.00
400547	DILL, EVANS & RHODEBACK	1751	\$2,728.00
400555	DILL, EVANS & RHODEBACK	1717	\$696.00
400557	DILL, EVANS & RHODEBACK	1727	\$3,350.50
400559	DILL, EVANS & RHODEBACK	1742	\$3,224.00
400562	DILL, EVANS & RHODEBACK	1750	\$1,488.00
400563	DILL, EVANS & RHODEBACK	1710	\$399.50
400565	DILL, EVANS & RHODEBACK	1728	\$141.00
400567	DILL, EVANS & RHODEBACK	1748	\$124.00
400568	DILL, EVANS & RHODEBACK	1738	\$682.00
400570	DILL, EVANS & RHODEBACK	1718	\$703.00
400572	DILL, EVANS & RHODEBACK	1715	\$3,813.00
400574	DILL, EVANS & RHODEBACK	1752	\$3,937.00
400579	DILL, EVANS & RHODEBACK	1716	\$5,559.50
400590	DILL, EVANS & RHODEBACK	1753	\$4,235.00
	64 EAGLES BENEFITS BY DESIGN, INC.	OCTOBER 23	\$3,537.01
	5 EAGLES BENEFITS BY DESIGN, INC.	NOVEMBER-23	\$10,448.38
400576	FLORIDA CITY AND COUNTY MANAGEMENT ASSOCIATION	42613FCCMA2324	\$339.00
400524	FLORIDA COAST EQUIPMENT, LLC	W0883202	\$277.00
	59 FLORIDA MUNICIPAL INSURANCE TRUST	INV-39215-K7G5	\$73,903.50
	6 FLORIDA RURAL WATER ASSOCIATION	15172	\$1,150.00
	7 FLORIDA RURAL WATER ASSOCIATION	15467	\$456.33
400452	FPL	38296-07195-12-22-23	\$29.25
400454	FPL	63744-74531-12-22-23	\$90.80
400456	FPL	76556-38067-1-5-24	\$99.74
400460	FPL	01641-59345-12-22-23	\$27.37

CK#	VENDOR	INVOICE#	AMOUNT
400462	FPL	20521-39074-12-21-23	\$23.37
400464	FPL	04479-87207-1-5-24	\$1,070.57
400466	FPL	41640-21034-12-22-23	\$1,849.21
400467	FPL	41228-03275-12-22-23	\$55.31
400473	FPL	95425-27412-12-22-23	\$27.31
400474	FPL	79443-09546-1-5-24	\$302.44
400479	FPL	63292-72147-12-22-23	\$326.31
400482	FPL	93627-94423-12-22-23	\$794.46
400483	FPL	76286-29060-12-21-23	\$30.86
400488	FPL	91412-34337-1-5-24	\$289.95
400489	FPL	69503-83130-12-22-23	\$37.04
400493	FPL	62993-08152-12-22-23	\$27.13
400494	FPL	83799-32455-12-22-23	\$754.61
400495	FPL	45593-41518-1-5-24	\$1,288.17
400498	FPL	59777-90103-1-5-24	\$31.94
400499	FPL	65546-47161-12-22-23	\$27.13
400500	FPL	80632-25075-12-22-23	\$160.22
400452	FPL	38296-07195-12-22-23	\$29.25
400454	FPL	63744-74531-12-22-23	\$90.80
400456	FPL	76556-38067-1-5-24	\$99.74
400460	FPL	01641-59345-12-22-23	\$27.37
400462	FPL	20521-39074-12-21-23	\$23.37
400464	FPL	04479-87207-1-5-24	\$1,070.57
400466	FPL	41640-21034-12-22-23	\$1,849.21
400467	FPL	41228-03275-12-22-23	\$55.31
400473	FPL	95425-27412-12-22-23	\$27.31
400474	FPL	79443-09546-1-5-24	\$302.44
400479	FPL	63292-72147-12-22-23	\$326.31
400482	FPL	93627-94423-12-22-23	\$794.46
400483	FPL	76286-29060-12-21-23	\$30.86
400488	FPL	91412-34337-1-5-24	\$289.95
400489	FPL	69503-83130-12-22-23	\$37.04
400493	FPL	62993-08152-12-22-23	\$27.13

CK#	VENDOR	INVOICE#	AMOUNT
400494	FPL	83799-32455-12-22-23	\$754.61
400495	FPL	45593-41518-1-5-24	\$1,288.17
400498	FPL	59777-90103-1-5-24	\$31.94
400499	FPL	65546-47161-12-22-23	\$27.13
400500	FPL	80632-25075-12-22-23	\$160.22
400508	FPL	47713-28251-1-6-24	\$36.98
400513	FPL	11810-04498-1-6-24	\$30.14
400517	FPL	45063-20003-1-6-24	\$93.52
400519	FPL	45823-20091-1-6-24	\$36.40
400528	FPL	39396-28081-1-6-24	\$27.49
400591	FPL	90438-56591-1-17-24	\$21.45
400596	FPL	93055-87108-1-17-24	\$50.65
400602	FPL	58441-35508-1-17-24	\$146.14
400606	FPL	59265-26053-1-17-24	\$80.12
400497	FULLER, STEVEN RAY & SHEILA GAIL	CHRISTMASLIGHTS-12-18-23	\$25.00
400497	FULLER, STEVEN RAY & SHEILA GAIL	CHRISTMASLIGHTS-12-18-23	\$25.00
400453	GAMEZ, JAVIER & CATALINA	CHRISTMASLIGHTS-12-18-23	\$50.00
400453	GAMEZ, JAVIER & CATALINA	CHRISTMASLIGHTS-12-18-23	\$50.00
400475	GL DISTRIBUTORS, INC.	INV36631	\$1,206.17
400475	GL DISTRIBUTORS, INC.	INV36631	\$1,206.17
	75 GLOBAL RELAY COMMUNICATIONS INC.	SIN646718	\$200.00
400512	GLOVER OIL COMPANY INC	717262	\$1,268.41
400465	GRAINGER, INC.	9954526753	\$26.18
400476	GRAINGER, INC.	9924836456	\$20.86
400465	GRAINGER, INC.	9954526753	\$26.18
400476	GRAINGER, INC.	9924836456	\$20.86
400509	GRAINGER, INC.	9964669726	\$84.08
400491	GUILLEN, MARIBEL	WATERREFUND-12-1-23	\$206.52
400461	Hernandez, Inocencia	CHRISTMASLIGHTS-12-18-23	\$50.00
400461	Hernandez, Inocencia	CHRISTMASLIGHTS-12-18-23	\$50.00
400463	INDIAN RIVER COUNTY SHERIFF'S OFFICE	December 2023	\$798.77
400463	INDIAN RIVER COUNTY SHERIFF'S OFFICE	December 2023	\$798.77
400480	INDIAN RIVER COUNTY UTILITIES	11923911	\$14,277.18

CK#	VENDOR	INVOICE#	AMOUNT
400480	INDIAN RIVER COUNTY UTILITIES	11923911	\$14,277.18
400478	INDIAN RIVER CRIME LAB	010124FLSPD	\$2,927.25
400478	INDIAN RIVER CRIME LAB	010124FLSPD	\$2,927.25
400477	INFRASTRUCTURE SOLUTION SERVICES	2	\$37,757.64
400484	INFRASTRUCTURE SOLUTION SERVICES	1	\$3,038.64
400477	INFRASTRUCTURE SOLUTION SERVICES	2	\$37,757.64
400484	INFRASTRUCTURE SOLUTION SERVICES	1	\$3,038.64
400455	JUAN'S TIRE AND AUTO, INC.	13245	\$162.15
400455	JUAN'S TIRE AND AUTO, INC.	13245	\$162.15
	65 KIMLEY-HORN AND ASSOCIATES, INC.	26413134	\$746.80
400542	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81756767	\$75.65
400543	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81525810	\$46.35
400546	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81756716	\$17.71
400548	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81756752	\$124.09
400553	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81527272	\$124.09
400556	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81755265	\$46.35
400561	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81527232	\$17.71
400569	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81527296	\$75.65
400578	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81756730	\$192.47
400580	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81527257	\$192.47
400585	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1358753	\$45.99
400673	LAKE WASHINGTON MITIGATION BANK LLC	cCKREQ-1-16-24	\$1,600.00
400584	LEGAL SHIELD	162203-1-25-24	\$232.45
400587	LEGAL SHIELD	162203-12-25-23	\$188.55
400539	MADRIGAL, JESUS	IN00021	\$150.00
	56 MAGELLAN ADVISORS, LLC	349935	\$35,000.00
400558	MARSH LANDING, INC	CHRISTMASLUNCH2023	\$821.00
400485	MARTINEZ, CLAUDIA I MIROLA	CHRISTMASLIGHTS-12-18-23	\$25.00
400485	MARTINEZ, CLAUDIA I MIROLA	CHRISTMASLIGHTS-12-18-23	\$25.00
400469	MEEKS PLUMBING INC	0219476-IN	\$140.00
400608	MEEKS PLUMBING INC	219690	\$140.00
400595	MIMS, LORRAINE	BEAUTIFICATION-1-13-23MINUTES	\$12.99
	77 MOREMAN, PUTNAM	MILEAGE-12-31-23	\$251.52

CK#	VENDOR	INVOICE#	AMOUNT
	76 MUTUAL OF OMAHA	1643180604	\$255.26
400459	NAPA AUTO PARTS, INC	339841	\$274.45
400459	NAPA AUTO PARTS, INC	339841	\$274.45
400601	NAPA AUTO PARTS, INC	340857	\$90.43
400481	ODP BUSINESS SOLUTIONS, LLC	345232565001	\$24.99
400496	ODP BUSINESS SOLUTIONS, LLC	349390448001	\$105.07
400481	ODP BUSINESS SOLUTIONS, LLC	345232565001	\$24.99
400496	ODP BUSINESS SOLUTIONS, LLC	349390448001	\$105.07
400583	ODP BUSINESS SOLUTIONS, LLC	345233680001	\$86.47
400597	ODP BUSINESS SOLUTIONS, LLC	345336868001	\$69.92
400600	ODP BUSINESS SOLUTIONS, LLC	347751086001	\$344.92
400458	OMNISITE, INC	91961	\$334.00
400458	OMNISITE, INC	91961	\$334.00
400492	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14886	\$600.00
400468	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14838	\$2,750.00
400492	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14886	\$600.00
400549	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14889	\$2,350.00
400550	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14893	\$2,750.00
400554	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14897	\$1,500.00
400560	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14890	\$2,750.00
400564	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14892	\$2,735.22
400566	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14896	\$2,897.84
400571	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14891	\$760.62
400594	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14898	\$2,263.40
400599	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14895	\$2,940.60
400575	PACE ANALYTICAL SERVICES, LLC	2335588783	\$389.60
400471	PENALOZA, VALVERDE RODRIGO	CHRISTMASLIGHTS-12-18-23	\$25.00
400471	PENALOZA, VALVERDE RODRIGO	CHRISTMASLIGHTS-12-18-23	\$25.00
400612	PRINCIPAL LIFE INSURANCE COMPANY	1057109-10001-18-24	\$1,195.77
400472	PRODUCTIVE PARKS LLC	INV-1401	\$2,191.32
400472	PRODUCTIVE PARKS LLC	INV-1401	\$2,191.32
400507	SAFEBUILT, LLC	123721	\$14,526.00
400486	SERVIN, JOSE LUIS	CHRISTMASLIGHT-12-18-23	\$25.00

CK#	VENDOR	INVOICE#	AMOUNT
400486	SERVIN, JOSE LUIS	CHRISTMASLIGHT-12-18-23	\$25.00
400610	SMART PHONE METER READING, LLC	SPMR3866	\$6,756.16
	67 SOUTHERN CLASS LAWN MAINTENANCE LLC	5	\$6,038.00
400598	STANDARD INSURANCE CO	00 160488-1-16-24	\$503.12
400526	STARK EXTERMINATORS CO	54581288	\$39.00
400527	STARK EXTERMINATORS CO	54581316	\$46.00
400604	STARK EXTERMINATORS CO	53398090	\$49.00
400611	STARK EXTERMINATORS CO	CUSTOMER#665447-3-2024RENEWAL	\$260.00
400490	STAVOLA AGGREGATE SUPPLY, LLC	8238	\$2,796.63
400490	STAVOLA AGGREGATE SUPPLY, LLC	8238	\$2,796.63
400529	STAVOLA AGGREGATE SUPPLY, LLC	8339	\$4,307.88
400588	STAVOLA AGGREGATE SUPPLY, LLC	8385	\$2,554.13
	74 SUPERIOR VISION INSURANCE INC	795770	\$216.38
400592	TREASURE COAST COUNCIL OF LOCAL GOVERNMENTS	TYSON-MEMBERSHIP	\$200.00
400501	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_4972	\$3,712.50
400501	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_4972	\$3,712.50
400516	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_4100	\$240.50
400537	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_4794	\$1,274.00
400551	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_5044	\$3,717.50
400613	USABLUEBOOK	INV00244435	\$390.62
400603	VERIZON WIRELESS	9951908832	\$524.22
400514	VERIZON WIRELESS#242236184-0001	9952459417	\$116.64
400522	VERO CHEMICAL DIST., INC.	347572	\$1,570.00
400609	VERO CHEMICAL DIST., INC.	348517	\$862.50
400523	VERO GLASS & MIRROR	54464	\$272.00
	62 WALSH ENVIRONMENTAL SERVICES, INC	5107	\$2,225.00
400533	WATER WERKS, INC	1606	\$1,239.66
	57 WEX BANK	94216755	\$4,169.02
	69 WILSON, JANICE	BEAUTIFICATION-11-13-23MINUTES	\$27.54
400487	ZAMARRIPA, MANUEL & SCORRO	CHRISTMASLIGHTS-12-18-23	\$25.00
400487	ZAMARRIPA, MANUEL & SCORRO	CHRISTMASLIGHTS-12-18-23	\$25.00
400457	ZEPEDA, GLADYS		\$200.00
400457	ZEPEDA, GLADYS		\$200.00

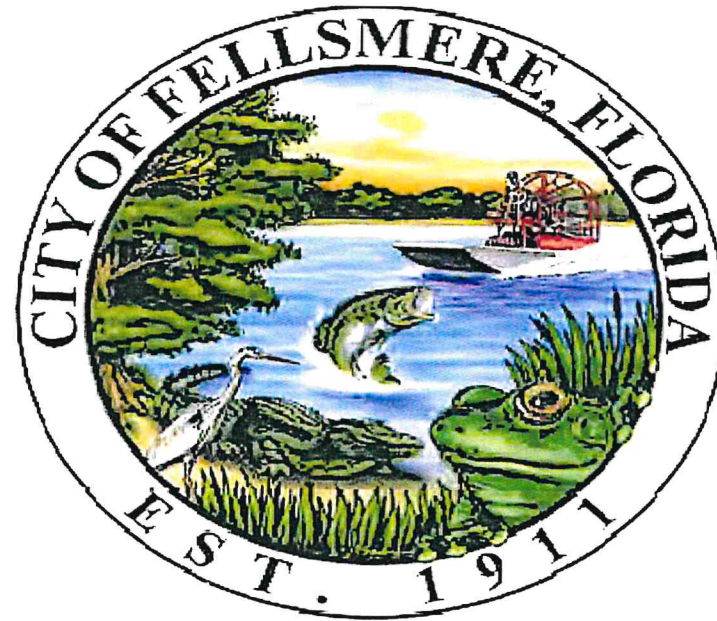
CK# VENDOR

INVOICE#

AMOUNT

Grand Total

\$441,585.29



City of Fellsmere

Fiscal Year 2023 - 2024

Check Register

Month of February 2024

CK#	VENDOR	INVOICE#	AMOUNT
	89 ACLARIAN LLC	1872	\$8,790.00
400868	ADAMS LOCK & SAFE LLC	2961	\$195.00
400758	ADVANCE AUTO PARTS	8146327643268	\$163.63
400763	ADVANCE AUTO PARTS	8146328343449	\$6.89
400772	ADVANCE AUTO PARTS	8146333432113	\$12.00
400775	ADVANCE AUTO PARTS	8146330530763	\$8.70
400826	ADVANCE AUTO PARTS	8146325842750	\$5.51
400842	ADVANCE AUTO PARTS	8146324037999	\$9.34
400852	AFLAC	36458	\$575.40
106	AMAZON CAPITAL SERVICES, INC	1KC4-Q4RN-W4WL	\$188.93
96	AMAZON CAPITAL SERVICES, INC	1GMK-FWPX-CDQV	\$147.37
107	AMAZON CAPITAL SERVICES, INC	1NWQ-7NP6-N3GF	\$115.42
108	AMAZON CAPITAL SERVICES, INC	1TNP-TPRX-LH7N	\$95.27
93	AMAZON CAPITAL SERVICES, INC	13JY-7TJN-XHK4	\$379.09
112	AMAZON CAPITAL SERVICES, INC	1M1D-MMQN-4JNF	\$187.11
110	AMAZON CAPITAL SERVICES, INC	1FFK-R6CF-JPYJ	\$567.02
99	AMAZON CAPITAL SERVICES, INC	1GGQ-CCVT-7M7P	\$29.80
111	AMAZON CAPITAL SERVICES, INC	1FXQ-3WJC-7TW3	\$205.16
113	AMAZON CAPITAL SERVICES, INC	1WL1-Q6G9-3V79	\$774.29
114	AMAZON CAPITAL SERVICES, INC	13G3-CH4Q-3RHQ	\$99.73
123	AMAZON CAPITAL SERVICES, INC	1L36-VDJ9-DNDF	\$455.13
115	AMAZON CAPITAL SERVICES, INC	1WXL-1WXF-1974	\$94.88
116	AMAZON CAPITAL SERVICES, INC	14QQ-HMHF-HC31	\$14.48
117	AMAZON CAPITAL SERVICES, INC	11RC-39DN-3HJD	\$556.97
82	AMAZON CAPITAL SERVICES, INC	1xw4-t4wl-1npx	\$25.00
81	AMAZON CAPITAL SERVICES, INC	14LV-3HGX-HVNV	\$11.61
124	AMAZON CAPITAL SERVICES, INC	1FVC-L7HL-1JR3	\$374.10
83	AMAZON CAPITAL SERVICES, INC	1TTM-HQ4K-43Q6	\$36.49
125	AMAZON CAPITAL SERVICES, INC	1VNT-MWMY-PWGV	\$59.98
118	AMAZON CAPITAL SERVICES, INC	14T4-4CN1-9X34	\$142.83
119	AMAZON CAPITAL SERVICES, INC	1L9G-PW6R-4Y39	\$16.98
100	AMAZON CAPITAL SERVICES, INC	13JY-7TJN-XHL1	\$38.02
109	AMAZON CAPITAL SERVICES, INC	1TNP-WFNT-LVX9	\$43.96

CK#	VENDOR	INVOICE#	AMOUNT
400757	AMERICA'S OFFICE SOURCE 105 APPLIED WEBOLOGY FL LLC	OE-163564-1	\$621.52
400615	AREYAN, JUAN MANUEL	WALKINGTOUR#1	\$12,500.00
400621	ARON LLC	9-21-23 MINUTES	\$100.00
400830	AT&T MOBILITY	9-21-23 minutes	\$100.00
400739	BATES SECURITY, LLC	287298734706X02032024	\$487.47
400792	BATES SECURITY, LLC	1369820	\$290.00
400626	CABRERA, PANTALEON and LOURDES 92 CARR, RIGGS & INGRAM, LLC	1378125	\$37.50
400810	CASAS, LETICIA	9-21-23 MINUTES	\$100.00
400756	CHARLIE'S TOWING 102 CIGNA HEALTH AND LIFE INSURANCE COMPANY	17840444	\$38,000.00
400749	CLERK OF THE CIRCUIT COURT	9202154119	\$15.85
400755	CLERK OF THE CIRCUIT COURT	#24-35632	\$175.00
400759	CLERK OF THE CIRCUIT COURT	00630725-2-21-2024	\$42,663.95
400762	CLERK OF THE CIRCUIT COURT	9205003000	\$10.00
400764	CLERK OF THE CIRCUIT COURT	9209040003	\$10.00
400766	CLERK OF THE CIRCUIT COURT	9201013522	\$10.00
400767	CLERK OF THE CIRCUIT COURT	9201073645	\$10.00
400768	CLERK OF THE CIRCUIT COURT	9205002000	\$10.00
400653	COMCAST #0454	9205004000	\$10.00
400858	COMCAST #0454	9205005003	\$10.00
400818	COMCAST #96504	9201002642	\$10.00
400747	COMCAST ACCOUNT ENDING#0065061	8535 11 520 0100454-1-12-24	\$283.61
400885	COMCAST ACCT ENDING#0017674	8535 11 520 0100454-2-8-24	\$142.95
400802	COMCAST BUSINESS ACCT ENDING#0071879	8535 11 520 0096504-2-6-24	\$304.46
400781	COMPLETE ELECTRIC INC.	8535 11 520 0065061-1-28-24	\$387.98
400798	COMPLETE ELECTRIC INC.	8535 11 520 0017674-2-12-24	\$10.00
400666	CORDLE, ROY and JOAN	8535 11 520 0071879-2-10-24	\$69.22
400836	CORE & MAIN	119253	\$150.00
400743	CULPEPPER & TERPENING, INC	119307	\$650.12
400874	DI RECOVERY, LLC	9-21-23 MINUTES	\$100.00
400754	DILL, EVANS & RHODEBACK	U156946	\$110.00
		98539	\$9,117.00
		211240	\$738.00
		1704	\$23.50

CK#	VENDOR	INVOICE#	AMOUNT
400784	DILL, EVANS & RHODEBACK	1919	\$124.00
400786	DILL, EVANS & RHODEBACK	1925	\$94.00
400800	DILL, EVANS & RHODEBACK	1917	\$6,251.00
400803	DILL, EVANS & RHODEBACK	1918	\$352.50
400814	DILL, EVANS & RHODEBACK	1712	\$18,447.50
400820	DILL, EVANS & RHODEBACK	1926	\$2,263.00
400823	DILL, EVANS & RHODEBACK	1920	\$3,102.00
400824	DILL, EVANS & RHODEBACK	1921	\$489.50
400835	DILL, EVANS & RHODEBACK	1927	\$4,535.50
400839	DILL, EVANS & RHODEBACK	1924	\$248.00
400840	DILL, EVANS & RHODEBACK	1928	\$248.00
400845	DILL, EVANS & RHODEBACK	1922	\$279.00
400879	DILL, EVANS & RHODEBACK	1923	\$8,102.00
	90 EAGLES BENEFITS BY DESIGN, INC.	01-304	\$153.00
	98 EAGLES BENEFITS BY DESIGN, INC.	DECEMBER-2023	\$9,013.86
	97 EAGLES BENEFITS BY DESIGN, INC.	JANUARY 2024	\$7,191.15
	91 EAGLES BENEFITS BY DESIGN, INC.	12-204	\$148.50
400862	EMMONS, DANNY	13315	\$350.00
400848	ENVIRONMENTAL SERVICES UNLIMITED, INC.	6949	\$735.00
400849	ENVIRONMENTAL SERVICES UNLIMITED, INC.	6950	\$370.00
400761	E-REG CONSULTING, LLC	1386	\$925.45
400622	ESPINOZA, JORGE	9-21-23 MINUTES	\$100.00
400876	FELLSMERE ACTION COMMUNITY TEAM, INC.	MINUTES-2-15-24	\$30,000.00
400773	FINEST PRESSURE CLEANING LLC	305	\$1,067.20
400808	FINEST PRESSURE CLEANING LLC	325	\$505.00
400822	FINEST PRESSURE CLEANING LLC	324	\$1,283.50
400837	FINEST PRESSURE CLEANING LLC	327	\$808.35
400871	FINEST PRESSURE CLEANING LLC	326	\$279.00
400737	FLORIDA CITY GAS	1128581-1-24-24	\$43.47
400617	FPL	69503-83130-1-24-24	\$35.03
400619	FPL	65546-47161-1-24-24	\$27.13
400625	FPL	76286-29060-1-23-24	\$31.65
400633	FPL	41640-21034-1-24-24	\$1,843.20

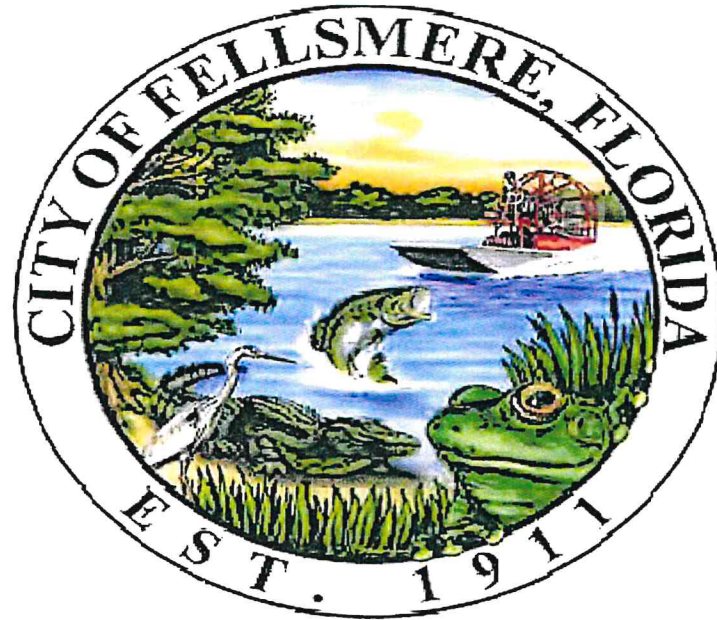
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400635	FPL	95425-27412-1-24-24	\$29.91
400636	FPL	41228-03275-1-24-24	\$67.56
400642	FPL	63744-74531-1-24-24	\$81.00
400649	FPL	63292-72147-1-24-24	\$307.20
400655	FPL	90512-22025-1-24-24	\$135.79
400659	FPL	20521-39074-1-23-24	\$21.37
400661	FPL	83799-32455-1-24-24	\$787.02
400662	FPL	80632-25075-1-24-24	\$154.84
400663	FPL	62993-08152-1-24-52	\$27.13
400664	FPL	38296-07195-1-24-24	\$29.50
400668	FPL	01641-59345-1-24-24	\$27.13
400796	FPL	39396-28081-2-7-24	\$27.48
400797	FPL	04479-87207-2-6-24	\$1,396.26
400799	FPL	79443-09546-2-6-24	\$330.57
400811	FPL	59777-90103-2-6-24	\$32.01
400812	FPL	45593-41518-2-6-24	\$1,296.51
400813	FPL	76556-38067-2-6-24	\$104.03
400816	FPL	45823-20091-2-7-24	\$36.56
400831	FPL	47713-28251-2-7-24	\$43.39
400832	FPL	45063-20003-2-7-24	\$87.28
400833	FPL	11810-04498-2-7-24	\$30.12
400841	FPL	91412-34337-2-6-24	\$322.27
400644	FUENTES, JOSE ANTONIO	9-21-23 MINUTES	\$100.00
400616	GARCIA, ROGELIO and MARIA	9-21-23 MINUTES	\$100.00
400637	GARCIA, SIMON and MARTINA	9-21-23- MINUTES	\$100.00
400854	GATOR'S SOD	20405	\$100.00
	122 GLOBAL RELAY COMMUNICATIONS INC.	SIN653020	\$200.00
400741	GREATLAND CORPORATION	8833554	\$213.00
400760	GREATLAND CORPORATION	8832440	\$99.00
	87 HAMMER, LAURA	EXPENSEREPORT-1-30-24	\$159.29
400667	HERNANDEZ, OSIEL & LAURA	9-21-23 MINUTES	\$100.00
400638	HINKLE, THOMAS W	9-21-23 MINUTES	\$100.00
400828	HOLIDAY OUTDOOR DECOR	INV13187	\$3,645.00

CK#	VENDOR	INVOICE#	AMOUNT
400670	ICMA MEMBERSHIP RENEWALS	MEMBER#1027690-2024	\$650.00
400733	IKES'S BIKES	938155	\$27.95
400878	INDIAN RIVER COUNTY SHERIFF'S OFFICE	January 2024	\$924.64
400740	INDIAN RIVER COUNTY UTILITIES	11979896	\$15,314.52
400804	INFRASTRUCTURE SOLUTION SERVICES	3	\$28,782.56
400746	JIMENEZ, JUAN		\$200.00
400665	JUAN'S TIRE AND AUTO, INC.	13273	\$104.99
400863	JUAN'S TIRE AND AUTO, INC.	13319	\$1,973.90
400883	JUAN'S TIRE AND AUTO, INC.	13344	\$2,370.87
400846	KAMSTRUP WATER METERING, LLC	CD99006989	\$4,680.49
400651	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1358754	\$164.93
400732	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1363891	\$98.22
400778	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1363890	\$45.40
400789	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81934861	\$124.09
400791	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81934841	\$17.71
400825	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81934849	\$192.47
400867	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	81934881	\$75.65
400853	LEGAL SHIELD	162203	\$210.50
400882	LITERACY SERVICES OF IRC		\$1,000.00
400736	LUCIDO AND ASSOCIATES	35033	\$3,416.68
400750	LUCIDO AND ASSOCIATES	35102	\$3,150.00
400771	LUCIDO AND ASSOCIATES	35050	\$2,275.00
400809	MARRON, YECENIA		\$200.00
400769	MASTELLER & MOLER, INC	2311LAE-7	\$5,406.75
400730	MBV ENGINEERING, INC.	23-3792	\$1,140.00
400744	MBV ENGINEERING, INC.	24-0161	\$975.00
400745	MBV ENGINEERING, INC.	23-4166	\$1,950.00
400752	MBV ENGINEERING, INC.	24-0110	\$86.25
400776	MBV ENGINEERING, INC.	23-3427	\$4,875.00
400779	MBV ENGINEERING, INC.	23-3775	\$1,041.75
400630	MEEKS PLUMBING INC	0219733-IN	\$140.00
400647	MEEKS PLUMBING INC	0219734-IN	\$140.00
400652	MEEKS PLUMBING INC	2197732	\$140.00

CK#	VENDOR	INVOICE#	AMOUNT
400729	MEEKS PLUMBING INC	0220118-IN	\$140.00
400735	MEEKS PLUMBING INC	0220115-IN	\$140.00
400742	MEEKS PLUMBING INC	0220119-IN	\$300.00
400751	MEEKS PLUMBING INC	0220107-IN	\$1,060.00
400753	MEEKS PLUMBING INC	0220116-IN	\$140.00
400765	MEEKS PLUMBING INC	0220117-IN	\$140.00
400770	MEEKS PLUMBING INC	0219834-IN	\$740.00
400774	MEEKS PLUMBING INC	0220114-IN	\$140.00
400777	MEEKS PLUMBING INC	0220113-IN	\$140.00
400865	MEEKS PLUMBING INC	0218723-IN	\$140.00
400866	MEEKS PLUMBING INC	0218592-IN	\$140.00
400872	MEEKS PLUMBING INC	0218590-IN	\$140.00
400881	MEEKS PLUMBING INC	0218591-IN	\$140.00
400873	MISSION COMMUNICATIONS, LLC	1084767	\$371.40
	103 MUTUAL OF OMAHA	1658381361	\$255.26
400850	NAPA AUTO PARTS, INC	343095	\$208.46
400620	ODP BUSINESS SOLUTIONS, LLC	351025527001	\$144.99
400624	ODP BUSINESS SOLUTIONS, LLC	348660709001	\$46.19
400648	ODP BUSINESS SOLUTIONS, LLC	34866193001	\$179.99
400656	ODP BUSINESS SOLUTIONS, LLC	348661928001	\$8.35
400660	ODP BUSINESS SOLUTIONS, LLC	345233681001	\$8.39
400748	ODP BUSINESS SOLUTIONS, LLC	351027821001	\$69.52
400788	ODP BUSINESS SOLUTIONS, LLC	353779876001	\$106.48
400794	ODP BUSINESS SOLUTIONS, LLC	342910810001	\$12.99
400801	ODP BUSINESS SOLUTIONS, LLC	342889286001	\$49.04
400627	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14915	\$2,623.92
400632	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14916	\$2,350.00
400634	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14912	\$1,500.00
400641	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14836	\$2,550.00
400646	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14837	\$2,806.22
400793	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14958	\$2,246.18
400806	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14955	\$2,517.58
400817	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14956	\$1,500.00

CK#	VENDOR	INVOICE#	AMOUNT
400819	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14953	\$2,350.00
400827	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14959	\$2,450.00
400838	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14957	\$2,502.46
400869	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14963	\$2,550.00
400877	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14964	\$2,550.00
400880	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14965	\$1,500.00
400658	ORTIZ CASTILLO, LUCERO		\$200.00
400851	PITNEY BOWES GLOBAL FINANCIAL SERVICE LLC	1024357008	\$334.37
400618	POWERS, GEORGE E JR	9-21-23 MINUTES	\$100.00
400856	PRESSLEY, ROBERT		\$200.00
400870	PRINCIPAL LIFE INSURANCE COMPANY	1057109-10001-2-16-2024	\$1,195.77
400639	RAMOS, JORJE L and MARIA	9-21-23 MINUTES	\$100.00
400629	RAYA, MIGUEL & NOELIA	9-21-23 MINUTES	\$100.00
400859	REVIZE LLC	17702	\$16,250.00
400884	ROLDAN CASTILLO, YORSY DANNY		\$200.00
	121 SOUTHERN CLASS LAWN MAINTENANCE LLC	6	\$6,038.00
400834	SPARKMAN, NANCY	9203331329	\$22.95
400643	ST LUCIE BATTERY AND TIRE	1070005033	\$975.31
400861	STANDARD INSURANCE CO	00 160488-2-12-24	\$518.35
400623	STARK EXTERMINATORS CO	54931819	\$40.00
400669	STARK EXTERMINATORS CO	54203504	\$49.00
400790	STARK EXTERMINATORS CO	55421642	\$49.00
400805	STARK EXTERMINATORS CO	54931818	\$35.00
400807	STARK EXTERMINATORS CO	54931817	\$115.00
400821	STARK EXTERMINATORS CO	54931851	\$46.00
400843	STARK EXTERMINATORS CO	54931816	\$39.00
400864	STAVOLA AGGREGATE SUPPLY, LLC	8558	\$2,540.78
400645	STONEROAD, EVA	9-21-23 MINUTES	\$100.00
	101 SUPERIOR VISION INSURANCE INC	803239	\$199.13
400631	TELLEZ, ROGELIO & MARIA ELIDA	9-21-23 MINUTES	\$100.00
400844	TK ELEVATOR	3007588273	\$707.37
400844	TK ELEVATOR CORPORATION	3007588273	\$707.37
	94 TREASURE COAST NEWSPAPERS	6135461	\$233.24

CK#	VENDOR	INVOICE#	AMOUNT
120	TREASURE COAST NEWSPAPERS	5919651-part 2	\$80.13
95	TREASURE COAST NEWSPAPERS	6063820	\$2,741.77
400795	TREASURE COAST NEWSPAPERS	6199365	\$1,802.76
84	TYSON, JOEL	EXPENSES THRU 1-29-24	\$115.34
400815	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_4125	\$93.75
400829	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_4990	\$850.00
400857	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_5121	\$3,722.30
400785	UNITED WAY OF INDIAN RIVER COUNTY	PLEDGES-12-31-23	\$138.00
400787	VADIM MUNICIPAL SOFTWARE INC.	401660	\$7,122.27
400860	VADIM MUNICIPAL SOFTWARE INC.	380432	\$329.64
400628	VAZQUEZ, ENRIQUE & MARIA	9-21-23 MINUTES	\$100.00
400650	VELASQUEZ, MARICELA	9-21-23 MINUTES	\$100.00
400640	VERIZON WIRELESS	9954380587	\$524.45
400731	VERIZON WIRELESS#242236184-0001	9954930999	\$120.68
400657	VERO CHEMICAL DIST., INC.	343824	\$200.00
400780	VERO CHEMICAL DIST., INC.	344048	\$100.00
400782	VERO CHEMICAL DIST., INC.	344717-1	\$150.00
400783	VERO CHEMICAL DIST., INC.	349177	\$648.00
400847	VERO CHEMICAL DIST., INC.	349861	\$200.00
400855	VERO CHEMICAL DIST., INC.	350488	\$1,096.00
88	WALSH ENVIRONMENTAL SERVICES, INC	5162	\$2,225.00
400654	WATER WERKS, INC	1601	\$1,239.66
400738	WATER WERKS, INC	1608	\$1,241.60
104	WEX BANK	94984398	\$5,145.96
400734	ZAMARRIPA, ALEXANDRIA & JOSE	9201021279	\$43.02
		Grand Total	\$411,600.64



City of Fellsmere

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Month of March 2024

CK#	VENDOR	Invoice#	AMOUNT
400942	A WALK IN THE PAST PRODUCTIONS, LLC	2-13-24	\$ 7,000.00
401047	ACCURATE ELECTRIC MOTOR AND PUMP SERVICE	2939	\$ 2,280.77
401098	ACCURATE ELECTRIC MOTOR AND PUMP SERVICE	2947	\$ 9,616.12
	142 ACLARIAN LLC	2125	\$ 1,500.00
	136 ACLARIAN LLC	2022	\$ 16,114.25
400886	ADAMS LOCK & SAFE LLC	3243	\$ 235.00
400889	ADAMS LOCK & SAFE LLC	3245	\$ 215.00
400946	ADAMS LOCK & SAFE LLC	3248	\$ 375.00
400892	ADVANCE AUTO PARTS	8146405235553	\$ 6.70
400911	ADVANCE AUTO PARTS	8146406035882	\$ 72.69
400945	ADVANCE AUTO PARTS	8146406436103	\$ 11.94
401036	ADVANCE AUTO PARTS	814605235552	\$ 26.78
401049	AFLAC	386242	\$ 863.10
	132 AMAZON CAPITAL SERVICES, INC	1DFQ-D96X-J7KC	\$ 69.98
	138 AMAZON CAPITAL SERVICES, INC	1N4Y-YKTT-CHJL	\$ 27.87
	145 AMAZON CAPITAL SERVICES, INC	1WML-GLJT-3YL9	\$ 59.46
	126 AMAZON CAPITAL SERVICES, INC	1H9C-XR1V-QX9P	\$ 71.96
	149 AMAZON CAPITAL SERVICES, INC	1MFH-9RKH-91VM	\$ 219.96
	AMAZON CAPITAL SERVICES, INC	131G-3KNM-TKJ4	\$ 801.76
	156 AMAZON CAPITAL SERVICES, INC	1HQY-1WMY-6XDG	\$ 38.98
	AMAZON CAPITAL SERVICES, INC	19RX-GF6V-6X7P	\$ 43.17
	APPLIED WEBOLOGY FL LLC	Invoice#30	\$ 100.00
	128 APPLIED WEBOLOGY FL LLC	#29	\$ 100.00
401057	BATES SECURITY, LLC	1387671	\$ 520.00
	137 BEST BUY STORES, L.P.	243819531	\$ 64,654.57
401010	BETSY LINDSAY INC, a division of Haley Ward, Inc	202411332	\$ 6,460.00
	146 BURGE, KEVIN R	CELLPHONE-2-21-24	\$ 75.00
	129 CARR, RIGGS & INGRAM, LLC	17872715	\$ 3,100.00
401030	CARTER, DALE		\$ 440.00
401067	CHARLIE'S TOWING	117615	\$ 245.00
	141 CIGNA HEALTH AND LIFE INSURANCE COMPANY	00630725-3-13-24	\$ 41,856.84
401008	CITY ELECTRIC SUPPLY COMPANY	WB4/063339	\$ 13.90
401021	CITY ELECTRIC SUPPLY COMPANY	WB3/054360	\$ 27.80

CK#	VENDOR	Invoice#	AMOUNT
401048	CITY ELECTRIC SUPPLY COMPANY	WB5/046091	\$ 62.55
401038	CLARA, JULIAN JR	9203312422	\$ 48.12
	131 Claudia Alvarado		\$ 262.24
	Claudia Alvarado		\$ 276.04
400910	CLERK OF THE CIRCUIT COURT		\$ 23.40
400920	CLERK OF THE CIRCUIT COURT		\$ 23.40
400925	CLERK OF THE CIRCUIT COURT		\$ 29.00
400932	CLERK OF THE CIRCUIT COURT		\$ 29.00
401007	COASTALWIDE LLC	CKREQ-2-27-24	\$ 400.00
400914	COLLECTIVE WATER RESOURCES, LLC	574	\$ 10,000.00
400940	COLLECTIVE WATER RESOURCES, LLC	569	\$ 10,000.00
401002	COMCAST #0454	8535 11 520 0100454-3-8-2024	\$ 142.95
400887	COMCAST #3556	194064801	\$ 291.76
401076	COMCAST #3556	196523535	\$ 291.76
401012	COMCAST #96504	8535 11 520 0096504-3-6-24	\$ 304.46
401035	COMCAST #96504	8535 11 520 0065061-2-28-24	\$ 387.98
401044	COMCAST #96504	196523535	\$ 291.76
401070	COMCAST #96504	8535 11 520 0062928	\$ 24.56
401061	COMCAST ACCT ENDING#0017674	8535 11 520 0017674-3-12-24	\$ 10.00
401020	COMCAST BUISNESS-ACCT END# 0062928	8535 11 520 0062928	\$ 24.56
401055	COMCAST BUSINESS ACCT ENDING#0071879	8535 11 520 0071879	\$ 69.22
400927	COMPLETE ELECTRIC INC.	120031	\$ 4,640.00
400949	COMPLETE ELECTRIC INC.	120030	\$ 4,640.00
401018	COMPLETE ELECTRIC INC.	120357	\$ 187.50
401041	COMPLETE ELECTRIC INC.	120389	\$ 414.58
401065	COMPLETE ELECTRIC INC.	120347	\$ 362.83
401085	COMPLETE ELECTRIC INC.	120440	\$ 225.00
401009	CORE & MAIN	U389817	\$ 1,035.90
401024	CORE & MAIN	U160714	\$ 60.00
400896	CUSTOM AIR SYSTEMS, INC.	47634	\$ 10,290.00
400930	DANA SAFETY SUPPLY	873766	\$ 674.00
400938	DANA SAFETY SUPPLY	877491	\$ 840.00
	139 EAGLES BENEFITS BY DESIGN, INC.	02-304	\$ 153.00

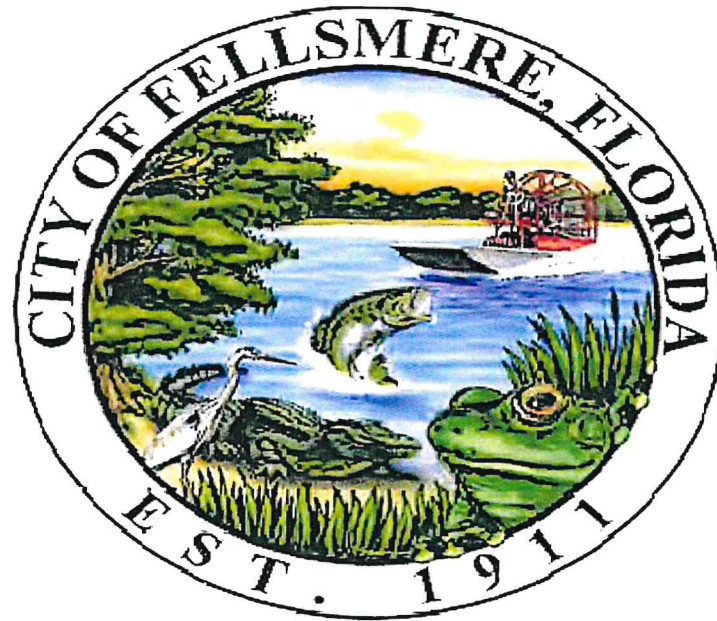
CK#	VENDOR	Invoice#	AMOUNT
	EAGLES BENEFITS BY DESIGN, INC.	09-204	\$ 148.50
	157 EAGLES BENEFITS BY DESIGN, INC.	February 2024	\$ 17,000.16
401092	ENVIRONMENTAL SERVICES UNLIMITED, INC.	6985	\$ 735.00
400909	E-REG CONSULTING, LLC	1395	\$ 3,080.00
401034	FLO ENERGY LLC	CKREQUEST-2-26-24	\$ 13.24
400905	FLORIDA CITY GAS	1128581	\$ 202.24
	133 FLORIDA MUNICIPAL INSURANCE TRUST	INV-40009-P1C1	\$ 73,903.50
400890	FPL	90438-56591-2-16-24	\$ 21.53
400891	FPL	59265-26053	\$ 74.95
400898	FPL	58441-35508-2-16-24	\$ 120.57
400899	FPL	93055-87108-2-16-24	\$ 45.99
400902	FPL	95425-27412-2-23-24	\$ 27.13
400903	FPL	80632-25075-2-23-24	\$ 155.84
400906	FPL	20521-39074-2-22-24	\$ 21.44
400907	FPL	93627-94423-2-23-23	\$ 1,706.94
400912	FPL	69503-83130-2-23-24	\$ 35.21
400915	FPL	63744-74531-2-23-24	\$ 81.21
400916	FPL	38296-07195-2-23-24	\$ 29.95
400917	FPL	62993-08152-2-23-24	\$ 27.13
400918	FPL	76286-29060-2-22-24	\$ 31.25
400921	FPL	90512-22025-2-23-24	\$ 141.57
400923	FPL	63292-72147	\$ 307.56
400926	FPL	65546-47161	\$ 27.13
400929	FPL	41228-03275-2-23-24	\$ 50.99
400933	FPL	83799-32455-2-23-24	\$ 759.47
400934	FPL	41640-21034-2-23-24	\$ 1,975.98
400937	FPL	01641-59345-2-23-24	\$ 27.48
401005	FPL	76556-38067-3-6-24	\$ 93.97
401011	FPL	79443-09546-3-6-24	\$ 249.80
401014	FPL	45063-20003-3-7-24	\$ 79.96
401016	FPL	45593-41518-3-6-24	\$ 1,232.58
401025	FPL	59777-90103-3-6-24	\$ 29.76
401026	FPL	39396-28081-3-7-24	\$ 27.36

CK#	VENDOR	Invoice#	AMOUNT
401029	FPL	91412-34337-3-6-24	\$ 303.63
401039	FPL	47713-28251-3-7-24	\$ 38.48
401045	FPL	45823-20091-3-7-24	\$ 36.03
401051	FPL	20521-39074 -3-22-24	\$ 21.44
401062	FPL	76286-290603-22-24	\$ 32.47
401069	FPL	90438-56591-3-18-24	\$ 21.53
401079	FPL	59265-26053-3-18-24	\$ 85.33
401081	FPL	58441-35508-3-18-24	\$ 130.52
401084	FPL	11810-04498-3-7-24	\$ 29.65
401096	FPL	93055-87108-3-18-24	\$ 46.15
401004	GALLS, LLC	27064661	\$ 136.50
401022	GALLS, LLC	27171104	\$ 190.50
401028	GALLS, LLC	27040567	\$ 45.50
401046	GALLS, LLC	27051862	\$ 31.75
	127 GLOBAL RELAY COMMUNICATIONS INC.	SIN649734	\$ 1,002.30
400895	GRAINGER, INC.	9036578822	\$ 59.62
400904	GRAINGER, INC.	9023582084	\$ 717.50
401064	HALEY WARD, INC	202410728	\$ 18,485.52
401089	HALEY WARD, INC	202411223	\$ 50,938.29
401082	HG PRINTING & GRAPHICS LLC	#1453	\$ 87.94
401095	HG PRINTING & GRAPHICS LLC	1454	\$ 128.91
400897	HINKLE, ASHLEY		\$ 200.00
401090	IKES'S BIKES	InvoiceDate3-25-24	\$ 114.95
400931	INDIAN RIVER COUNTY SHERIFF'S OFFICE	February 2023	\$ 476.74
400936	INDIAN RIVER COUNTY UTILITIES	12034820	\$ 14,443.29
401080	JIMMY'S A/C & REFRIGERATION, INC.	235669	\$ 302.00
400908	JUAN'S TIRE AND AUTO, INC.	13361	\$ 1,683.46
400944	JUAN'S TIRE AND AUTO, INC.	13376	\$ 442.98
401050	JUAN'S TIRE AND AUTO, INC.	13425	\$ 73.49
	154 KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1361940	\$ 10.54
	155 KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1369695	\$ 271.27
	152 KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1369696	\$ 44.70
	151 KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	82147676	\$ 75.65

CK#	VENDOR	Invoice#	AMOUNT
	150 KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	82147658	\$ 124.09
	148 KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	82147642	\$ 192.47
	153 KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1369694	\$ 44.87
	400900 KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1366956	\$ 16.69
	401087 KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1371925	\$ 24.03
	401100 KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	82146461	\$ 46.35
	134 LUCAS, DESIREE	MILEAGE-2-27-24	\$ 108.54
	401074 LUCAS, DESIREE - PETTY CASH	PETTYCASH-3-15-24	\$ 67.99
	401054 MASTELLER & MOLER, INC	# 2311LFH-4	\$ 588.00
	401086 MASTELLER & MOLER, INC	# 2311LAE-8	\$ 4,341.25
	401043 MBV ENGINEERING, INC.	24-0492	\$ 2,920.00
	400888 MEEKS PLUMBING INC	0220541-IN	\$ 140.00
	400893 MEEKS PLUMBING INC	0219691-IN	\$ 140.00
	401017 MEEKS PLUMBING INC	0217662-IN	\$ 180.00
	401066 MILLS, SHORT & ASSOCIATES, LLC	5459-RE-ISSUE	\$ 1,500.00
	144 MUTUAL OF OMAHA	1672880678	\$ 255.26
	400947 NORTH-SOUTH SUPPLY, INC.	3607531	\$ 124.16
	400901 ODP BUSINESS SOLUTIONS, LLC	354456714001	\$ 13.76
	400928 ODP BUSINESS SOLUTIONS, LLC	354456712001	\$ 29.98
	400941 ODP BUSINESS SOLUTIONS, LLC	354440138001	\$ 78.83
	401058 ODP BUSINESS SOLUTIONS, LLC	356380477001	\$ 54.49
	401060 ODP BUSINESS SOLUTIONS, LLC	356345349001	\$ 19.99
	401071 ODP BUSINESS SOLUTIONS, LLC	357258587001	\$ 34.55
	401073 ODP BUSINESS SOLUTIONS, LLC	357258587001	\$ 17.18
	401078 ODP BUSINESS SOLUTIONS, LLC	358722500001	\$ 60.29
	401083 ODP BUSINESS SOLUTIONS, LLC	356341946001	\$ 69.18
	401088 ODP BUSINESS SOLUTIONS, LLC	356375263001	\$ 12.74
	400943 ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15020	\$ 2,350.00
	400951 ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15022	\$ 2,550.00
	400953 ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14974	\$ 1,500.00
	400954 ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15021	\$ 2,486.08
	401013 ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15028	\$ 2,550.00
	401019 ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15030	\$ 2,550.00

CK#	VENDOR	Invoice#	AMOUNT
401040	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15029	\$ 2,683.56
401101	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-14973	\$ 2,913.80
400939	POWERS, GEORGE E JR	REFUNDINSPECTION-3-5-24	\$ 65.00
401031	PRINCIPAL LIFE INSURANCE COMPANY	1057109-10001-4-1-24	\$ 1,195.77
401032	QUINTERO, MIRNA	9202206365	\$ 54.66
401037	RING POWER CORPORATION	17PC9405140	\$ 812.08
400919	ROYAL BATTERY	26752403060940	\$ 145.90
401056	ROYAL BATTERY	26752403221247	\$ 303.06
401097	ROYAL BATTERY	26752403191512	\$ 274.51
400894	SAFEBUILT, LLC	264216	\$ 11,905.25
401093	SAFEBUILT, LLC	122370	\$ 15,241.30
400924	SEBASTIAN RIVER AREA CHAMBER OF COMMERCE	201606969	\$ 220.00
	SOUTHERN CLASS LAWN MAINTENANCE LLC	7	\$ 6,038.00
401023	STANDARD INSURANCE CO	00 160488 0001-3-14-2024	\$ 518.38
400952	STARK EXTERMINATORS CO	55281599	\$ 46.00
401003	STARK EXTERMINATORS CO	55693122	\$ 49.00
401006	STARK EXTERMINATORS CO	55281565	\$ 39.00
401053	STARK EXTERMINATORS CO	55693152	\$ 47.00
401077	STARK EXTERMINATORS CO	55693126	\$ 40.00
401094	STARK EXTERMINATORS CO	55693124	\$ 115.00
400913	STAVOLA AGGREGATE SUPPLY, LLC	8426	\$ 504.88
401072	STAVOLA AGGREGATE SUPPLY, LLC	8750	\$ 450.50
	143 SUPERIOR VISION INSURANCE INC	810225	\$ 209.66
400950	TK ELEVATOR CORPORATION	3007747758	\$ 728.59
	130 TYSON, JOEL	EXPENSES-2-2024	\$ 171.62
	TYSON, JOEL	EXPENSES-3-2024	\$ 116.01
400935	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_4146	\$ 510.00
401042	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_5197	\$ 3,749.70
401075	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_5212	\$ 1,690.00
401063	UNIVERSAL BACKGROUND SCREENING	202402008346	\$ 14.54
401052	Vassell, LLC dba Southeast Dry Cleaners	4974	\$ 68.00
400948	VERIZON WIRELESS	9956841528	\$ 524.39
401091	VERIZON WIRELESS	9959318448	\$ 524.57

CK#	VENDOR	Invoice#	AMOUNT
401068	VERIZON WIRELESS#242236184-0001	9957388804	\$ 126.50
401015	VERO CHEMICAL DIST., INC.	351704	\$ 972.00
401099	VERO GLASS & MIRROR	55363	\$ 189.00
	135 WALSH ENVIRONMENTAL SERVICES, INC	5194	\$ 2,225.00
400922	WATER WERKS, INC	1612	\$ 1,241.60
	140 WEX BANK	95581971	\$ 4,358.43
	147 WILSON, JANICE	BEAUTIFICATION-2-24	\$ 162.00
		Grand Total	\$ 483,368.22



City of Fellsmere

Fiscal Year 2023 - 2024

Check Register

Month of April 2024

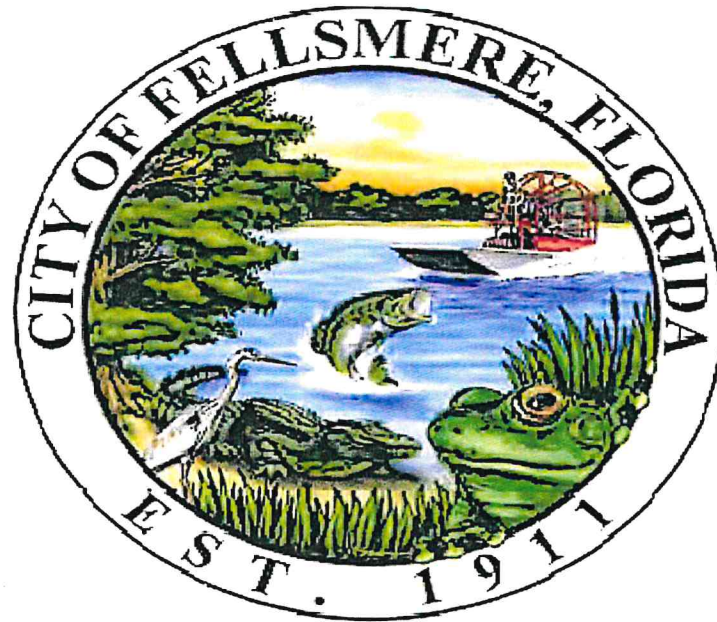
CK#	VENDOR	Invoice#	Amount
	ACLARIAN LLC		
401109	A WALK IN THE PAST PRODUCTIONS, LLC	INV#1942 AND INV#2022 Saas	\$3,000.00
401222	Abel, Gonzalo & Perez, Leonor	Invoice#2	\$7,000.00
	ACLARIAN LLC	CKREQ4-4-24	\$291.42
401105	ADVANCE AUTO PARTS	2207	\$1,500.00
401167	ADVANCE AUTO PARTS	8146409248046	\$171.71
401227	AFLAC	8146409537455	\$36.79
	AMAZON CAPITAL SERVICES, INC	723950	\$575.40
	AMAZON CAPITAL SERVICES, INC	1HNJ-WGRR-7WJC	\$39.99
401199	AMERICA'S OFFICE SOURCE	1D3Y-XTQ7-K76X	\$48.99
	APPLIED WEBOLOGY FL LLC	723950	\$610.20
401204	ATP FIRE, LLC	31	\$100.00
	CIGNA HEALTH AND LIFE INSURANCE COMPANY	38727	\$2,530.00
401160	CLERK OF THE CIRCUIT COURT		\$42,663.95
401172	CLERK OF THE CIRCUIT COURT	LIENRELEASE11020CR512	\$10.00
401173	CLERK OF THE CIRCUIT COURT	LIENRELEASE11040 CR512	\$10.00
401176	CLERK OF THE CIRCUIT COURT	LIENRELEASE11050 CR512	\$10.00
401180	CLERK OF THE CIRCUIT COURT	LIENRELEASE11030CR512	\$10.00
401205	COMCAST #0454	LIENRELEASE11010CR512	\$10.00
401217	COMCAST #3556	8535 11 520 0100454-4-8-24	\$142.95
401203	COMCAST #96504	198999194	\$349.47
401163	COMCAST ACCOUNT ENDING#0065061	8535 11 520 0096504-4-6-24	\$12.70
401225	COMCAST BUISNESS-ACCT END# 0062928	8535 11 520 0065061-3-28-2024	\$387.98
401187	COMCAST BUSINESS ACCT ENDING#0071879	8535 11 520 0062928-4-11-24	\$24.56
401142	DE JESUS, ORLANDO	8535 11 520 0071879-4-10-24	\$69.16
401116	DILL, EVANS & RHODEBACK	9206900209	\$103.71
401127	DILL, EVANS & RHODEBACK	MOSSPURCHASE4-8-2024	\$543,230.60
401133	DILL, EVANS & RHODEBACK	2002	\$496.00
401136	DILL, EVANS & RHODEBACK	2005	\$5,569.50
401139	DILL, EVANS & RHODEBACK	2008	\$164.50
401140	DILL, EVANS & RHODEBACK	2013	\$1,997.50
401141	DILL, EVANS & RHODEBACK	2015	\$4,018.50
401144	DILL, EVANS & RHODEBACK	2014	\$1,410.00
		2016	\$47.00

CK#	VENDOR	Invoice#	Amount
401146	DILL, EVANS & RHODEBACK	2020	\$822.50
401148	DILL, EVANS & RHODEBACK	2011	\$70.50
401149	DILL, EVANS & RHODEBACK	2009	\$1,574.50
401150	DILL, EVANS & RHODEBACK	2007	\$1,333.00
401158	DILL, EVANS & RHODEBACK	2012	\$1,194.50
401171	DILL, EVANS & RHODEBACK	2021	\$2,021.00
401182	DILL, EVANS & RHODEBACK	2010	\$869.50
401188	DILL, EVANS & RHODEBACK	2147	\$124.00
401190	DILL, EVANS & RHODEBACK	2150	\$752.00
401198	DILL, EVANS & RHODEBACK	2157	\$70.50
401200	DILL, EVANS & RHODEBACK	2152	\$987.00
401206	DILL, EVANS & RHODEBACK	2146	\$186.00
401211	DILL, EVANS & RHODEBACK	2155	\$1,386.50
401215	DILL, EVANS & RHODEBACK	2158	\$6,862.00
401218	DILL, EVANS & RHODEBACK	2153	\$517.00
401221	DILL, EVANS & RHODEBACK	2145	\$3,410.00
401223	DILL, EVANS & RHODEBACK	2154	\$2,108.00
401229	DILL, EVANS & RHODEBACK	2148	\$3,266.50
401186	FELLSMERE COMMUNITY OUTREACH AND PRESCHOOL	041624REQUEST	\$300.00
401111	FINEST PRESSURE CLEANING LLC	#346	\$481.50
401124	FINEST PRESSURE CLEANING LLC	#348	\$200.00
401125	FLORIDA CITY GAS	1128581-3-22-24	\$40.53
401122	FPL	83799-32455-3-25-24	\$1,878.63
401123	FPL	38296-07195-3-25-24	\$29.59
401132	FPL	41228-03275-3-25-24	\$52.62
401138	FPL	01641-59345-3-25-24	\$28.58
401143	FPL	90512-22025-3-25-24	\$135.98
401151	FPL	80632-25075-3-25-24	\$155.84
401153	FPL	76556-38067-4-5-24	\$86.57
401154	FPL	62993-08152-3-25-24	\$37.25
401155	FPL	65546-47161-3-25-24	\$27.13
401162	FPL	41640-21034-3-25-24	\$1,975.98
401164	FPL	45593-41518-4-5-24	\$1,309.29

CK#	VENDOR	Invoice#	Amount
401165	FPL	79443-09546-4-5-24	\$298.31
401166	FPL	63292-72147-3-25-24	\$356.54
401170	FPL	63744-74531-3-25-24	\$81.21
401174	FPL	69503-83130-3-25-24	\$35.21
401175	FPL	93627-94423-3-25-24	\$1,232.05
401179	FPL	95425-27412-3-25-24	\$27.30
401181	FPL	59777-90103-4-5-24	\$28.71
401183	FPL	91412-34337-4-5-24	\$148.92
401191	FPL	39396-28081-4-8-24	\$27.34
401201	FPL	47713-28251-4-8-24	\$51.28
401220	FPL	04479-872074-4-24	\$792.94
401224	FPL	45823-20091-4-8-24	\$33.37
401226	FPL	45063-20003-4-8-24	\$119.87
401231	FPL	11810-04498-4-8-24	\$29.47
401120	GRAINGER, INC.	9066259103	\$86.85
401192	GRAINGER, INC.	9071602479	\$23.33
401135	HG PRINTING & GRAPHICS LLC	#1455	\$52.97
401108	INDIAN RIVER COUNTY SHERIFF'S OFFICE	March 2024	\$644.61
401126	INDIAN RIVER COUNTY UTILITIES	12092264	\$14,961.96
401228	INDIAN RIVER CRIME LAB	040124FLSPD	\$2,927.25
401168	J.P. CUSTOM PAINTING & RENOVATIONS	# 2024011	\$3,250.00
401184	J.P. CUSTOM PAINTING & RENOVATIONS	# 2024013	\$2,875.00
	KLEPAC, KEVIN J	56610182752956	\$85.59
401193	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1352796	\$15.28
401194	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1350594	\$148.99
401212	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1348063	\$17.36
401189	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	82352003	\$17.71
401193	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1352796	\$15.28
401194	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1350594	\$148.99
401195	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	82350728	\$46.35
401202	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	82352048	\$75.65
401209	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	82352038	\$124.09
401212	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1348063	\$17.36

CK#	VENDOR	Invoice#	Amount
401230	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	82352020	\$192.47
401213	LEGAL SHIELD	162203	\$210.50
401156	MBV ENGINEERING, INC.	24-0789	\$975.00
401197	MD NOW MEDICAL CENTERS	FE7881-4042874	\$69.00
401119	MEEKS PLUMBING INC	0221202-IN	\$140.00
401128	MEEKS PLUMBING INC	0221203-IN	\$140.00
401129	MEEKS PLUMBING INC	0221201-IN	\$300.00
401131	MEEKS PLUMBING INC	0221200-IN	\$140.00
401134	MEEKS PLUMBING INC	0221199-IN	\$140.00
	MUTUAL OF OMAHA	G00BLN6-5-1-24	\$255.26
401159	ODP BUSINESS SOLUTIONS, LLC	360548145001	\$54.47
401102	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15039	\$2,550.00
401103	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15042	\$2,825.52
401107	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15041	\$2,432.32
401113	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15040	\$2,666.34
401152	PITNEY BOWES GLOBAL FINANCIAL SERVICE LLC	1024357009	\$52.99
401177	PITNEY BOWES GLOBAL FINANCIAL SERVICE LLC	3106604061	\$1,078.95
401169	POWERS, GEORGE E JR	9202107822	\$48.52
401219	PRINCIPAL LIFE INSURANCE COMPANY	1057109-10001-4-17-24	\$1,195.77
401210	RING POWER CORPORATION	17WC9615980	\$1,745.95
401117	SAFEBUILT, LLC	282611	\$9,595.00
401137	SAFEBUILT, LLC	359507	\$11,161.35
401112	SHERWIN-WILLIAMS COMPANY		\$117.64
401114	SHERWIN-WILLIAMS COMPANY		\$606.64
401118	SHERWIN-WILLIAMS COMPANY	Tran# 8859-9	\$37.74
401121	SHERWIN-WILLIAMS COMPANY		\$18.87
401115	ST LUCIE BATTERY AND TIRE	1300000848	\$2,902.20
401214	STANDARD INSURANCE CO	160488	\$518.32
401104	STARK EXTERMINATORS CO	55693125	\$35.00
401110	STARK EXTERMINATORS CO	55693122	\$49.00
401196	STARK EXTERMINATORS CO	438140	\$548.00
401106	STAVOLA AGGREGATE SUPPLY, LLC	8782	\$1,921.75
	SUPERIOR VISION INSURANCE INC	817087	\$209.66

CK#	VENDOR	Invoice#	Amount
401157	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_5276	\$473.68
401178	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_5228	\$1,200.00
401207	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_5290	\$3,749.70
401208	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_4161	\$99.00
401216	USABLUEBOOK	INV00322449	\$1,754.40
401147	VADIM MUNICIPAL SOFTWARE INC.	407782 ()	\$513.50
401145	VERIZON WIRELESS#242236184-0001	9959875603	\$120.60
401130	VERO CHEMICAL DIST., INC.	352909	\$972.00
401161	VERO GLASS & MIRROR	50293	\$205.00
	WEX BANK	96121774	\$5,363.33
		Grand Total	\$739,119.65



City of Fellsmere

Fiscal Year 2023 - 2024

Check Register

Month of May 2024

CK#	Vendor	Invoice#	Amount
401432	A WALK IN THE PAST PRODUCTIONS, LLC ACLARIAN LLC	Invoice No. 3	\$5,000.00
401419	ADVANCE AUTO PARTS	2285	\$1,380.00
401426	ADVANCE AUTO PARTS	8146414339629	\$65.09
401243	ADVANCE AUTO PARTS	8146413739390	\$32.39
401291	AFLAC	8146410838039	\$44.85
	AMAZON CAPITAL SERVICES, INC	72723	\$575.40
	AMAZON CAPITAL SERVICES, INC	13HN-GX6N-3P19	\$36.99
	AMAZON CAPITAL SERVICES, INC	1PNQ-3CN9-6PLJ	\$84.95
	AMAZON CAPITAL SERVICES, INC	1RWC-TGL9-PT1Q	\$97.43
	AMAZON CAPITAL SERVICES, INC	1Q1Q-NCRY-9NWQ	\$165.00
	AMAZON CAPITAL SERVICES, INC	1N7R-QTWC-LH1J	\$36.97
	AMAZON CAPITAL SERVICES, INC	1MYL-HYFM-DPWV	\$95.57
	AMAZON CAPITAL SERVICES, INC	1YG7-16Y6-QQYT	\$16.99
	AMAZON CAPITAL SERVICES, INC	1KFN-MPRY-7HHC	\$149.99
	AMAZON CAPITAL SERVICES, INC	16RV-GDFT-43XX	\$280.00
	AMAZON CAPITAL SERVICES, INC	14GL-79P6-PWVN	\$189.00
	AMAZON CAPITAL SERVICES, INC	11PQ-37PD-64NG	\$18.48
	AMAZON CAPITAL SERVICES, INC	1LM1-3XVP-6M13	\$13.99
	AMAZON CAPITAL SERVICES, INC	1KF7-QYM7-4XKR	\$33.98
401433	Anelus, Dorly K	9206400018	\$169.52
401323	AREYAN, ADILENE		\$200.00
401270	AT&T MOBILITY	287298734706	\$1,462.32
401349	ATLANTIC AUTO TRIM & GLASS INC	24-FELL-0052	\$101.71
401254	BATES SECURITY, LLC	1399022	\$524.58
401233	Boyle & Drake, Inc.	202402728	\$2,600.00
401335	BUREAU OF ELEVATOR SAFETY	97269	\$150.00
401347	CARILLO, JESUS	9202256732	\$30.55
	CARR, RIGGS & INGRAM, LLC	17855316	\$7,000.00
401435	CARTER ASSOCIATES INC	202412370	\$1,630.13
401422	CELANO CARDIOLOGY	204	\$250.00
	CIGNA HEALTH AND LIFE INSURANCE COMPANY	00630725-5-15-24	\$42,663.95
	Claudia Alvarado		\$808.38
401283	CLAUDIA ALVARADO - PETTY CASH	PettyCash-5-14-24	\$17.32

CK#	Vendor	Invoice#	Amount
401247	CLERK OF THE CIRCUIT COURT	RELIEN/RELEASE-50SBAYST	\$20.00
401251	CLERK OF THE CIRCUIT COURT	LIENRELEASE158SMYRTLE	\$10.00
401252	CLERK OF THE CIRCUIT COURT	LIENRELEASE62SBAYST	\$10.00
401257	CLERK OF THE CIRCUIT COURT	LIENRELEASE-237SWILLOWST	\$10.00
401269	CLERK OF THE CIRCUIT COURT	Lien-171SWILLOWST	\$10.00
401327	COLLECTIVE WATER RESOURCES, LLC	593	\$6,000.00
401357	COLLECTIVE WATER RESOURCES, LLC	592	\$6,000.00
401320	COLLECTIVE WATER RESOURCES, LLC	599	\$9,000.00
401343	COLLECTIVE WATER RESOURCES, LLC	598	\$9,000.00
401352	COLLECTIVE WATER RESOURCES, LLC	581	\$10,000.00
401360	COLLECTIVE WATER RESOURCES, LLC	560	\$30,000.00
401440	COMCAST #0454	8535 11 520 0100454-5-8-24	\$142.95
401293	COMCAST #96504	8535 11 520 0096404-5-6-24	\$304.46
401434	COMCAST ACCOUNT ENDING#0065061	8535 11 520 0065061-4-28-24	\$387.25
401442	COMCAST ACCT ENDING#0017674	8535 11 520 0017674-5-12-24	\$10.00
401235	COMCAST ACCT ENDING#0017674	8535 11 520 0017674	\$10.00
401427	COMCAST BUISNESS-ACCT END# 0062928	8535 11 520 0062929-5-11-24	\$24.56
401431	COMCAST BUSINESS ACCT ENDING#0071879	8535 11 520 0071879-5-10-24	\$69.16
401326	COMPLETE ELECTRIC INC.	121819	\$150.00
401301	COMPLETE ELECTRIC INC.	116051	\$125.00
401315	COMPLETE ELECTRIC INC.	119014	\$2,000.00
401276	CUSTOM AIR SYSTEMS, INC.	48491	\$850.00
401278	CUSTOM AIR SYSTEMS, INC.	49879	\$89.00
401439	DEAN, MEAD, EGERTON, BLOODWORTH, CAPOUANO & BOZARTH, PA	452099	\$114.00
401359	DILL, EVANS & RHODEBACK	2266	\$376.00
401354	DILL, EVANS & RHODEBACK	2265	\$305.50
401324	DILL, EVANS & RHODEBACK	2264	\$1,240.00
401355	DILL, EVANS & RHODEBACK	2263	\$634.50
401356	DILL, EVANS & RHODEBACK	2262	\$1,364.00
401333	DILL, EVANS & RHODEBACK	2260	\$1,395.00
401325	DILL, EVANS & RHODEBACK	2259	\$507.50
401329	DILL, EVANS & RHODEBACK	2255	\$117.50
401351	DILL, EVANS & RHODEBACK	2256	\$282.00

CK#	Vendor	Invoice#	Amount
401344	DILL, EVANS & RHODEBACK	2254	\$620.00
401353	DILL, EVANS & RHODEBACK	2253	\$93.00
401319	DILL, EVANS & RHODEBACK	2252	\$2,279.50
401317	DILL, EVANS & RHODEBACK	2247	\$2,666.00
401321	DILL, EVANS & RHODEBACK	2261	\$7,812.00
401234	DILL, EVANS & RHODEBACK	2149	\$1,292.50
401246	DILL, EVANS & RHODEBACK	2156	\$310.00
401260	DILL, EVANS & RHODEBACK	2151	\$2,796.50
401236	EAGLES BENEFITS BY DESIGN, INC.	03-304	\$153.00
401338	ENVIRONMENTAL SERVICES UNLIMITED, INC.	6869	\$150.00
401332	ENVIRONMENTAL SERVICES UNLIMITED, INC.	6842	\$585.00
401340	ENVIRONMENTAL SERVICES UNLIMITED, INC.	6910	\$735.00
401337	ENVIRONMENTAL SERVICES UNLIMITED, INC.	6876	\$735.00
401417	ESPRONSEDA DE LEON, CLAUDIA PATRICIA		\$200.00
401305	FELLSMERE JOINT VENTURE LLC	ERROR-5-3-24	\$20,000.00
401241	FINEST PRESSURE CLEANING LLC	#360	\$736.80
401303	FINEST PRESSURE CLEANING LLC	#345	\$481.50
401415	FLORIDA CITY GAS	1128581-5-21-24	\$40.47
401265	FLORIDA CITY GAS	1128581	\$44.00
401342	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION , DIVISION OF LANDS	Contract#32293	\$1,500.00
401350	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION , DIVISION OF LANDS	Contract#32292	\$1,500.00
401279	FLORIDA TRANSCOR INC	ORD0027967	\$4,540.50
401263	FPL	MULTIPLE4-24	\$6,074.63
401306	GALLS, LLC	27662453	\$303.00
401259	GARBER CHRYSLER DODGE JEEP	29516	\$43,289.00
401287	GARCIA, JOVANNY	PERMIT#6873-22-08	\$87.00
401286	GHOSH, SOUMITRA	9206900209	\$38.52
401244	GLARE OUT TINT	361698	\$50.00
	GLOBAL RELAY COMMUNICATIONS INC.	SIN670014	\$1,037.34
	GLOBAL RELAY COMMUNICATIONS INC.	SIN665826	\$200.00
401249	GLOVER OIL COMPANY INC	15695603	\$1,413.76
401232	GRAINGER, INC.	9102110070	\$230.16
401295	HABITAT FOR HUMANITY	9208101311	\$130.31

CK#	Vendor	Invoice#	Amount
401348	HG PRINTING & GRAPHICS LLC	HG1714	\$49.50
401285	HG PRINTING & GRAPHICS LLC	HG1652	\$207.82
401339	INDIAN RIVER COUNTY SHERIFF'S OFFICE	April 2024	\$1,492.72
401282	INDIAN RIVER COUNTY UTILITIES	12153299	\$15,117.90
401421	JM POLYGRAPH SERVICES LLC		\$400.00
401250	JUAN'S TIRE AND AUTO, INC.	13501	\$102.99
	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1378556	\$49.95
	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1378556	\$389.19
	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	82574470	\$17.71
	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	82574541	\$75.65
	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	82574526	\$124.09
	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	82573534	\$46.35
401255	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1374360	\$39.65
401266	KYOCERA DOCUMENT SOLUTIONS AMERICA INC.	55V1374361	\$198.55
401438	LaPlante, Scott	92033343811	\$100.00
401416	LEGAL SHIELD	162203-5-25-24	\$210.50
401245	LEGAL SHIELD	162203	\$210.50
401336	Luna, Rene		\$325.00
401437	MAGDALENO, AARON	9202230544	\$91.11
401420	MARTINEZ, JAQUELINE	9202119014	\$100.00
401428	Martinez, Rosa	9202119014	\$100.00
	MATHES, MARK	EXPENSES-5-1-2024	\$51.86
401361	Medeco Security Locks		\$45.00
401334	MEEKS PLUMBING INC	0222289-IN	\$140.00
401345	MEEKS PLUMBING INC	0222290-IN	\$140.00
401328	MEEKS PLUMBING INC	0222291-IN	\$140.00
401322	MEEKS PLUMBING INC	0222523-IN	\$140.00
401430	MEEKS PLUMBING INC	0222535-IN	\$140.00
401262	MEEKS PLUMBING INC	0221606-IN	\$140.00
401264	MEEKS PLUMBING INC	0221602-IN	\$140.00
401267	MEEKS PLUMBING INC	0221604-IN	\$140.00
401280	MEEKS PLUMBING INC	0222128-IN	\$140.00
401290	MEEKS PLUMBING INC	0221603-IN	\$140.00

CK#	Vendor	Invoice#	Amount
401296	MEEKS PLUMBING INC	0221605-IN	\$140.00
401298	MEEKS PLUMBING INC	0222127-IN	\$140.00
401307	MEEKS PLUMBING INC	0222129-IN	\$140.00
401310	MEEKS PLUMBING INC	0222130-IN	\$140.00
401313	MEEKS PLUMBING INC	0222126-IN	\$140.00
401346	MELENDEZ GUARDADO, EDIL FERNANDO MILLS, SHORT & ASSOCIATES, LLC MUTUAL OF OMAHA	5459-Re-Issue5-30-24	\$200.00
401318	NAPA AUTO PARTS, INC	00 160488 0001-5-14-24	\$210.26
401302	NORTH-SOUTH SUPPLY, INC.	348728	\$46.70
401312	NORTH-SOUTH SUPPLY, INC.	3622358	\$923.98
401418	ODP BUSINESS SOLUTIONS, LLC	3622624	\$368.92
401284	ODP BUSINESS SOLUTIONS, LLC	365645782001	\$151.18
401289	ODP BUSINESS SOLUTIONS, LLC	365094440001	\$32.86
401294	ODP BUSINESS SOLUTIONS, LLC	365094441001	\$40.07
401308	ODP BUSINESS SOLUTIONS, LLC	365118117001	\$13.29
401309	ODP BUSINESS SOLUTIONS, LLC	365094439001	\$34.49
401314	ODP BUSINESS SOLUTIONS, LLC	3655077654001	\$83.74
401248	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	365116254001	\$44.56
401271	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15102	\$660.00
401272	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15100	\$866.28
401273	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15091	\$2,715.90
401274	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15093	\$2,684.66
401275	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15092	\$2,753.70
401277	ORCHID ISLAND PROPERTY MANAGEMENT II, INC.	23-15101	\$660.00
401237	PARADISE POOLS	23-15099	\$957.92
401292	PARKER, RICHARD	CKREQ-4-17-24	\$77.25
401425	PINSON CONTRACTOR SERVICES LLC	9206900209	\$9.81
401311	POWERS JR, GEORGE		\$6,250.00
401423	PRINCIPAL LIFE INSURANCE COMPANY	9202107822	\$25.74
401414	RENKER EICH PARKS ARCHITECTS	1057109-10001-5-18-24	\$983.21
401341	RING POWER CORPORATION	# 03	\$1,195.00
401239	SOFLOW IRRIGATION SERVICES, LLC	17PC9706941	\$206.16
		9949	\$1,974.78

CK#	Vendor	Invoice#	Amount
401240	SOFLOW IRRIGATION SERVICES, LLC	9922	\$674.30
	SOUTHERN CLASS LAWN MAINTENANCE LLC	# 1	\$700.00
	SOUTHERN CLASS LAWN MAINTENANCE LLC	8	\$6,038.00
	SOUTHERN CLASS LAWN MAINTENANCE LLC	9	\$6,038.00
401297	STANDARD INSURANCE CO	160488-5-14-24	\$487.27
401238	STARK EXTERMINATORS CO	56151430	\$47.00
401256	STARK EXTERMINATORS CO	56151398	\$39.00
401288	STARK EXTERMINATORS CO	55693123	\$39.00
401304	STARK EXTERMINATORS CO	659054	\$261.00
	SUPERIOR VISION INSURANCE INC	817087	\$215.94
	TREASURE COAST NEWSPAPERS	6396243	\$875.60
	TREASURE COAST NEWSPAPERS	6268420	\$1,555.72
401436	TRITECH SOFTWARE SYSTEMS	407782	\$513.50
401424	Tsark Architecture, LLC	Inv-23446A_01	\$6,450.00
	TYSON, JOEL	EXPENSES-4-2024	\$107.41
	TYSON, JOEL		\$116.01
401253	UNIFIED TECHNOLOGY SOLUTIONS INC	Inv_5310	\$470.00
401330	USABLUEBOOK	INV00357024	\$215.82
401300	USABLUEBOOK	INV00352180	\$1,188.00
401441	VERIZON WIRELESS	9964315086	\$557.99
401331	VERIZON WIRELESS	9961811075	\$588.71
401429	VERO CHEMICAL DIST., INC.	355921	\$922.80
401242	VERO CHEMICAL DIST., INC.	353998	\$718.00
401258	VERO CHEMICAL DIST., INC.	354003	\$822.00
401261	VERO CHEMICAL DIST., INC.	354711	\$209.90
401268	VERO CHEMICAL DIST., INC.	354753	\$274.00
401281	VERO CHEMICAL DIST., INC.	355125	\$1,096.00
	WALSH ENVIRONMENTAL SERVICES, INC	5221	\$2,225.00
	WALSH ENVIRONMENTAL SERVICES, INC	5287	\$2,225.00
401299	WATER WERKS, INC	1619	\$1,249.36
	WEX BANK	96913474	\$5,747.53
401358	ZAMARRIPA, JOSE AND MARIA	9204440006	\$28.92
401316	ZUNIGA, AMELIA		\$200.00

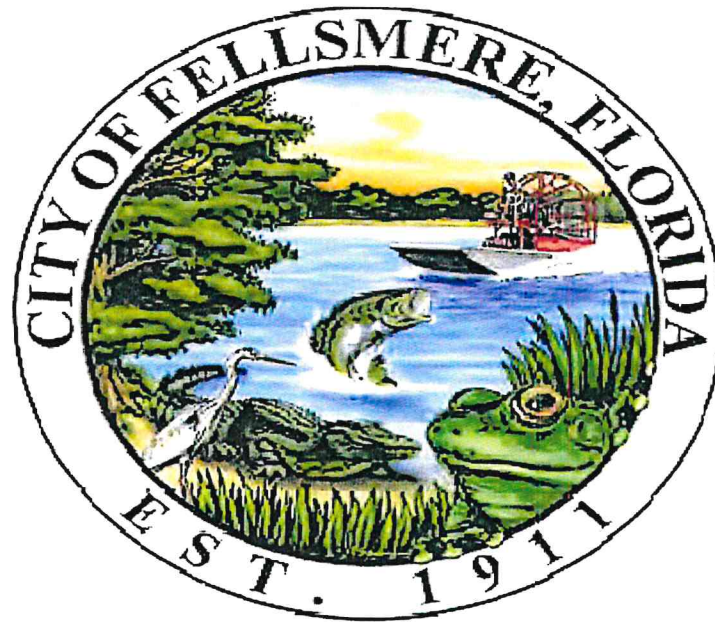
CK# Vendor

Invoice#

Amount

Grand Total

\$338,821.68



City of Fellsmere

Fiscal Year 2023 - 2024

Aged Receivables

Ending May 31, 2024

Customer	Account String	Fund	Earned Fiscal Year	Earned Month	Amount
LITERACY SERVICES OF INDIAN RIVER COUNTY, INC.	001.190.362000	General Fund	2024	10	\$ 2,400.00
LITERACY SERVICES OF INDIAN RIVER COUNTY, INC.	001.000.115000	General Fund	2024	10	\$ 2,400.00
THE LEARNING ALLIANCE	001.000.115000	General Fund	2024	10	\$ 2,991.12
THE LEARNING ALLIANCE	001.190.369900	General Fund	2024	10	\$ 2,991.12
THE LEARNING ALLIANCE	001.190.362000	General Fund	2024	10	\$ 2,991.12
SREIT SONRISE VILLAS, LLC	001.210.369900	General Fund	2024	10	\$ 5,617.00
SREIT SONRISE VILLAS, LLC	001.000.115000	General Fund	2024	10	\$ 5,617.00
SREIT SONRISE VILLAS, LLC	001.210.369900	General Fund	2024	10	\$ 4,100.00
SREIT SONRISE VILLAS, LLC	001.000.115000	General Fund	2024	10	\$ 4,100.00
SYAQUA AMERICAS, INC.	401.402.369900	Utility Fund	2024	10	\$ 100.00
SYAQUA AMERICAS, INC.	401.000.115002	Utility Fund	2024	10	\$ 100.00
SYAQUA AMERICAS, INC.	401.402.369900	Utility Fund	2024	10	\$ -
SYAQUA AMERICAS, INC.	401.000.115002	Utility Fund	2024	10	\$ -
SREIT SONRISE VILLAS, LLC	001.000.115000	General Fund	2024	11	\$ 5,125.00
SREIT SONRISE VILLAS, LLC	001.210.369900	General Fund	2024	11	\$ 5,125.00
NUNOS FRUIT STAND INC.	403.403.369905	Community Development Fund	2024	12	\$ 4,634.50
NUNOS FRUIT STAND INC.	403.000.115000	Community Development Fund	2024	12	\$ 4,634.50
NUNOS FRUIT STAND INC.	403.403.369905	Community Development Fund	2024	12	\$ 4,634.50
NUNOS FRUIT STAND INC.	403.403.369902	Community Development Fund	2024	12	\$ 4,634.50
NUNOS FRUIT STAND INC.	403.403.369905	Community Development Fund	2024	12	\$ 4,634.50
NUNOS FRUIT STAND INC.	403.403.369902	Community Development Fund	2024	12	\$ 4,634.50
NUNOS FRUIT STAND INC.	403.000.115000	Community Development Fund	2024	12	\$ 4,634.50
NUNOS FRUIT STAND INC.	403.403.369905	Community Development Fund	2024	12	\$ 4,634.50
A A S COMMUNICATION LLC	401.000.115000	Utility Fund	2024	1	\$ 14,248.39
A A S COMMUNICATION LLC	001.190.369900	General Fund	2024	1	\$ 14,248.39
A A S COMMUNICATION LLC	001.000.115000	General Fund	2024	1	\$ 14,248.39
A A S COMMUNICATION LLC	401.401.369900	Utility Fund	2024	1	\$ 14,248.39
A A S COMMUNICATION LLC	401.402.369900	Utility Fund	2024	1	\$ 14,248.39
SREIT SONRISE VILLAS, LLC	401.402.369900	Utility Fund	2024	1	\$ 1,960.00
SREIT SONRISE VILLAS, LLC	401.000.115002	Utility Fund	2024	1	\$ 1,960.00
NUNOS FRUIT STAND INC.	403.000.229001	Community Development Fund	2024	3	\$ 14,362.92
NUNOS FRUIT STAND INC.	403.403.369900	Community Development Fund	2024	3	\$ 285.20

Customer	Account String	Fund	Earned Fiscal Year	Earned Month	Amount
NUNOS FRUIT STAND INC.	403.000.115000	Community Development Fund	2024	3	\$ 285.20
NUNOS FRUIT STAND INC.	403.000.115000	Community Development Fund	2024	3	\$ 14,362.92
NUNOS FRUIT STAND INC.	403.403.369905	Community Development Fund	2024	3	\$ 285.20
BUTLER WEIHMULLER KATZ & CRAIG LLP	001.000.115000	General Fund	2024	3	\$ 1.60
BUTLER WEIHMULLER KATZ & CRAIG LLP	001.190.369900	General Fund	2024	3	\$ 1.60
NUNOS FRUIT STAND INC.	403.000.229001	Community Development Fund	2024	3	\$ 14,362.92
NUNOS FRUIT STAND INC.	403.000.115000	Community Development Fund	2024	3	\$ 14,362.92
NUNOS FRUIT STAND INC.	403.000.115000	Community Development Fund	2024	3	\$ 285.20
NUNOS FRUIT STAND INC.	403.403.369905	Community Development Fund	2024	3	\$ 285.20
NUNOS FRUIT STAND INC.	403.403.369900	Community Development Fund	2024	3	\$ 285.20
PIONEER	401.000.115002	Utility Fund	2024	3	\$ 200.00
PIONEER	401.402.343500	Utility Fund	2024	3	\$ 200.00
PIONEER	401.401.343300	Utility Fund	2024	3	\$ 300.00
PIONEER	401.000.115002	Utility Fund	2024	3	\$ 300.00
IRC -BUDGET OFFICE	401.401.349000	Utility Fund	2024	4	\$ 11,154.85
IRC -BUDGET OFFICE	401.000.115000	Utility Fund	2024	4	\$ 11,154.85
FELLSMERE FROG LEG FESTIVAL	401.000.115002	Utility Fund	2024	4	\$ 5,483.48
FELLSMERE FROG LEG FESTIVAL	001.000.115000	General Fund	2024	4	\$ 5,483.48
FELLSMERE FROG LEG FESTIVAL	001.000.115000	General Fund	2024	4	\$ 5,483.48
FELLSMERE FROG LEG FESTIVAL	001.190.369900	General Fund	2024	4	\$ 5,483.48
FELLSMERE FROG LEG FESTIVAL	001.210.369900	General Fund	2024	4	\$ 5,483.48
FELLSMERE FROG LEG FESTIVAL	401.402.369900	Utility Fund	2024	4	\$ 5,483.48
NUNOS FRUIT STAND INC.	403.000.223000	Community Development Fund	2024	4	\$ 6,875.00
NUNOS FRUIT STAND INC.	403.403.329500	Community Development Fund	2024	4	\$ 6,875.00
NUNOS FRUIT STAND INC.	403.403.329500	Community Development Fund	2024	4	\$ 6,875.00
NUNOS FRUIT STAND INC.	403.000.223000	Community Development Fund	2024	4	\$ 6,875.00
NUNOS FRUIT STAND INC.	403.403.329508	Community Development Fund	2024	4	\$ 6,875.00
NUNOS FRUIT STAND INC.	403.403.329500	Community Development Fund	2024	4	\$ 6,875.00
NUNOS FRUIT STAND INC.	403.000.115000	Community Development Fund	2024	4	\$ 6,875.00
NUNOS FRUIT STAND INC.	403.000.223000	Community Development Fund	2024	4	\$ 6,875.00
SREIT SONRISE VILLAS, LLC	001.190.369900	General Fund	2024	4	\$ 2,334.95
SREIT SONRISE VILLAS, LLC	001.000.115000	General Fund	2024	4	\$ 2,334.95

CITY OF FELLOSMERE
AR Aged Receivables Summary Report
 For Customer ID Range From to

Customer ID	Customer Name	Contact	0 to 30 Days	31 To 60 Days	61 To 90 Days	Over 90 Days	Total
1004LINC	ELIAS ALMANZA		\$0.00	\$0.00	\$0.00	\$13,733.77	\$13,733.77
1005VERN	FELLOSMERE COMMUNITY OUTREACH & PRESCHOOL IN		(\$1,500.00)	\$0.00	\$0.00	\$0.00	(\$1,500.00)
12201BRO	MIKE BROWN		(\$11,947.20)	\$0.00	\$0.00	\$0.00	(\$11,947.20)
122SMYRT	RENE MORALES		\$0.00	\$0.00	\$0.00	\$350.75	\$350.75
12800CR5	FAMILY DOLLAR		\$0.00	\$0.00	\$0.00	\$1,877.15	\$1,877.15
12NELMST	Yolanda & Cesar Gomez		\$0.00	\$0.00	\$0.00	\$4,258.45	\$4,258.45
162SBAY	ZAMARRIPA, RAFAEL		(\$300.00)	\$0.00	\$0.00	\$913.00	\$613.00
175SHICK	JORGE LUNA		\$0.00	\$0.00	\$0.00	\$380.25	\$380.25
177SOLEA	CARMEN FUENTES		\$0.00	\$0.00	\$0.00	\$531.30	\$531.30
19SOLEAN	GATOR SOD		(\$1,360.00)	\$0.00	\$0.00	\$0.00	(\$1,360.00)
260SPINE	JUAN ANTONIO PEREZ		\$0.00	\$0.00	\$0.00	\$338.68	\$338.68
30SOLEAN	SLP TRACTOR SERVICES		(\$4,683.70)	\$0.00	\$0.00	\$0.00	(\$4,683.70)
79SMYRTL	GAMEZ, FABIAN		(\$350.00)	\$0.00	\$0.00	\$0.00	(\$350.00)
81NBROAD	YOLANDA GOMEZ		(\$428.22)	\$0.00	\$0.00	\$0.00	(\$428.22)
81SBROAD	JOSE FUENTER		(\$375.00)	\$0.00	\$0.00	\$0.00	(\$375.00)
ALDEARET	ALDEA RV PARK		\$0.00	\$0.00	\$0.00	\$2,145.01	\$2,145.01
BENCHRET	BENCHMARK GENETICS USA INC		(\$12,014.80)	\$0.00	\$0.00	\$0.00	(\$12,014.80)
CAIN1044	BENJAMIN CAIN		\$0.00	\$0.00	\$0.00	\$1,184.00	\$1,184.00
CORRFIRE	CORRIGAN RANCH FIRE STATION		(\$2,245.35)	\$0.00	\$0.00	\$0.00	(\$2,245.35)
DECOSTA	DECOSTA INC-RETAINER		(\$1,000.00)	\$0.00	\$0.00	\$0.00	(\$1,000.00)
ESPINOZA	JORGE ESPINOZA		\$0.00	\$0.00	\$0.00	\$525.78	\$525.78
FAIRCLOU	ROBERTA FAIRCLOUGH		\$0.00	\$0.00	\$0.00	\$95.18	\$95.18
FELLSOUT	FELLOSMERE OUTDOOR ADVENTURES INC.,		(\$1,000.00)	\$0.00	\$0.00	\$0.00	(\$1,000.00)
FELLSPRE	FELLOSMERE PRESERVE LLC		(\$5,578.07)	\$0.00	\$0.00	\$0.00	(\$5,578.07)
FJV-EQUE	FELLOSMERE JOINT VENTURE		\$0.00	\$0.00	\$0.00	\$2,626.56	\$2,626.56
INRANGE	T MOBILE	MICHELLE PEREZ	\$0.00	\$0.00	\$0.00	\$7,456.60	\$7,456.60
LUNAMARI	MARISELA LUNA		(\$1,000.00)	\$0.00	\$0.00	\$0.00	(\$1,000.00)
MCDANIEL	BRIAN MCDANIEL		(\$1,826.78)	\$0.00	\$0.00	\$0.00	(\$1,826.78)
MIS-RET	MISION ALCANCE OF FELLOSMERE		(\$1,000.00)	\$0.00	\$0.00	\$0.00	(\$1,000.00)
OCULINA	ITHINK		(\$2,500.00)	\$0.00	\$0.00	\$0.00	(\$2,500.00)
OPER-RET	OPERATION HOPE -RETAINER		(\$5,500.00)	\$0.00	\$0.00	\$4,721.99	(\$778.01)

CITY OF FELLSMERE
AR Aged Receivables Summary Report
 For Customer ID Range From to

Customer ID	Customer Name	Contact	0 to 30 Days	31 To 60 Days	61 To 90 Days	Over 90 Days	Total
OREILLYS	VAQUERO VENTURES MANAGEMENT		(\$1,713.32)	\$0.00	\$0.00	\$9,034.06	\$7,320.74
PARABEL	PARABEL USA, INC.		(\$5,000.00)	\$0.00	\$0.00	\$0.00	(\$5,000.00)
PH1-MAR	MARIAN ESTATES - PHASE 1		(\$14,295.60)	\$0.00	\$0.00	\$0.00	(\$14,295.60)
PODS-512	FELLSMERE CR512 DISTR.LLC	STEVI OGNIBENE	(\$1,130.12)	\$0.00	\$0.00	\$0.00	(\$1,130.12)
SANJUAN	SAN JUANITA ALMANZA RETAINER		\$0.00	\$0.00	\$0.00	\$2,353.15	\$2,353.15
SER-DIP	RETAINER FOR LOT SPLIT		(\$300.00)	\$0.00	\$0.00	\$300.00	\$0.00
SERENDIP	SERENDIPITY		(\$7,350.00)	\$0.00	\$0.00	\$4,461.90	(\$2,888.10)
SREIT-PD	SREIT SONRISE VILLAS, LLC		\$0.00	\$3,220.00	\$0.00	\$0.00	\$3,220.00
STEWCORR	STEWART MATERIALS & CORRIGAN RANCH		(\$20,301.92)	\$0.00	\$0.00	\$0.00	(\$20,301.92)
SYAQUA	SYAQUA AMERICAS, INC		\$0.00	\$0.00	\$0.00	\$150.00	\$150.00
VITAROSA	ROSA VITA		(\$24,750.00)	\$0.00	\$0.00	\$270.25	(\$24,479.75)
YOLGOM	YOLANDA GOMEZ		(\$1,000.00)	\$0.00	\$0.00	\$0.00	(\$1,000.00)
Report Totals			(\$130,450.08)	\$3,220.00	\$0.00	\$57,707.83	(\$69,522.25)



FELLSMERE POLICE DEPARTMENT

May 2024

	Monthly Total	Annual Total	Monthly Average
911 Hangup/Open line	19	49	4.00
Alarm	4	18	6.00
Animal Incident	7	14	4.67
Area Check	439	1233	411.00
Assault	0	0	0.00
Assist	11	67	22.33
ATV/Dirt Bike	5	6	2.00
Burglary Auto	0	1	0.33
Burglary Residence	1	1	0.33
Burglary Business	0	0	0.00
CFS Fax	0	7	2.33
Civil	6	18	6.00
Crash Report	3	22	7.33
Criminal Mischief	1	4	1.33
DAV/Traffic Hazard	0	0	0.00
Death	0	1	0.33
Disturbance	21	45	15.00
Drug Incident	2	5	1.67
Follow Up	4	25	8.33
Found Property	1	5	1.67
Fraud	1	1	0.33
Larceny	1	2	0.67
Liquor Violation	0	1	0.33
Lost Property	0	1	0.33
Miscellaneous	60	185	61.67
Motor Vehicle Theft	0	1	0.33
Noise Disturbance	8	16	5.33
Parking Violation	1	7	2.33
Recovered Stolen Vehicle	0	0	0.00
Robbery	0	0	0.00
Runaway/Missing	3	6	2.00
Search	6	13	4.33
Shoplifting	0	0	0.00
Suspicious Incident	12	51	17.00
Suspicious Person	4	12	4.00
Traffic Incident	21	57	19.00
Transport	0	4	1.33
Trespass	0	6	2.00
TOT	4	9	3.00
Verbal Warning	16	85	28.33
Warrant Arrest	0	3	1.00
Training	12	27	9.00
Commendation Awards	1	1	0.33

TRAINING:

- Cybersecurity Awareness - 8hrs**
- Lt. Newsom
- Det. Taylor
- Ofc. Dotson
- FL. SWAT Association - 105hrs**
- Ofc. C-Guzman
- FCIC/NCIC Limited Access - 2 hrs**
- Ofc. Dotson
- Juv Sexual Offender Invest - 2hrs**
- Ofc. Daniel
- Domestic Violence - 2 hrs**
- Ofc. Daniel
- Minuse of Elec Databases - 1hr**
- Ofc. Daniel
- Dis Profiling & Professional - 2hrs**
- Ofc. Daniel
- Mental Health & Wellness - 2hrs**
- Ofc. Daniel
- Commission on CJ Standards & Training - 40hrs**
- Ofc. Sauls
- Physiological Response Dynamics - 1hrs**
- Ofc. Daniel
- Volunteers**
- Terry Sharkey - 80.5 hrs
- David Norfolk - 36.5 hrs

Respectfully Submitted,

Chief Keith Touchberry

Date: 6/12/24

MARK MATHES
CITY MANAGER

PUBLIC WORKS

CITY OF FELLOSMERE



PUBLIC WORKS DIVISION

MAY 2024

MONTHLY REPORT

Andy Shelton
Director of Public Works

May 2024

**City of Fellsmere
Public Works
Total Monthly Hours**

Assignment	Hours
Administration	19.5
Training	0.0
Edging	0.0
Weedeating	25.5
Blower	1.0
Weeding	0.0
Sprinklers	0.0
Mowing	25.0
Ditchwork	0.0
Catchbasins	27.0
Alleyways	0.0
Bushhog	13.0
Backhoe	36.0
Grading	101.5
Roadwork	72.5
Potholes	5.0
Storm Debris	0.0
Trash P/U Roads	49.5
Trash P/U Parks	137.5
Park Maintenance	147.0
Assist PD	0.0
Assist WD	0.0
Street Cleaning	5.0
Equipment Maintenance	14.0
Cemetery	10.0
Shop/Parts/Supplies	21.5
Building Maintenance	105.5
Water System	0.0
Sewer System	0.0
Other	26.5
Paid time off	166.5
Total Hours	1009.0

Public Works Director
Andy Shelton

May 2024

City of Fellsmere
Public Works
Total monthly Hours

Employee	Administration	Training	Edging	Weedeating	Blower	Weeding	Sprinklers	Mowing	Ditchwork	Catchbasin	Alleyways	Bushhog	Backhoe	Grading	Roadwork	Potholes	Storm Debris	Trash P/U Roads	Trash P/U Parks	Park Maintenance	Assist PD	Assist WD	Street Cleaning	Equipment Maintenance	Cemetery	Shop/Parts/Supplies	Building Maintenance	Water System	Sewer System	Other	Paid time off	Total Hours
Tommy	4.0	0.0	0.0	16.5	0.0	0.0	0.0	8.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	75.5	0.0	0.0	0.0	0.0	2.0	0.0	2.0	0.0	0.0	0.0	10.0	48.0	168.0
Ivan	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.5	0.0	0.0	0.0	0.0	1.5	3.0	19.5	0.0	0.0	0.0	11.0	0.0	16.5	57.5	0.0	0.0	5.5	56.0	184.0
Vinny	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	22.5	93.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	15.0	133.0
Guillermo	4.0	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	3.0	0.0	0.0	4.0	8.0	55.5	3.0	0.0	0.0	16.0	35.5	0.0	0.0	5.0	0.0	0.0	0.0	35.0	0.0	0.0	3.0	8.0	184.0
Jesus	3.5	0.0	0.0	5.0	1.0	0.0	0.0	17.0	0.0	19.0	0.0	0.0	0.0	0.0	3.0	0.0	0.0	43.0	43.0	0.0	0.0	0.0	0.0	0.0	0.0	3.0	0.0	0.0	3.0	15.5	156.0	
Lencho	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.0	0.0	13.0	0.0	0.0	14.0	2.0	0.0	5.0	0.0	92.0	0.0	0.0	0.0	1.0	8.0	5.0	8.0	0.0	0.0	5.0	24.0	184.0
Totals	19.5	0.0	0.0	25.5	1.0	0.0	0.0	25.0	0.0	27.0	0.0	13.0	36.0	101.5	72.5	5.0	0.0	49.5	137.5	147.0	0.0	0.0	5.0	14.0	10.0	21.5	105.5	0.0	0.0	26.5	166.5	1009.0

Director of Public Works
Andy Shelton

Status of Developments

DEVELOPMENT- thru 6/10/24	STATUS	NOTES
102 Terrace- NEW STORAGE FACILITY - Redtail	Under Review	Annexation and development plan approval for new storage fac.
Corrigan Mine	Under Review	Revise for added site area. Site Construction Plan approval pending IRC ROW Permit.
El Ranchito	Under Review	Legalize unpermitted berry buying use and site variations from prior approval. Pending Applicant Response.
Legacy Landing- Wesley Mills and Assoc.	Under Review	Modified to 250 SF and TH units. Awaiting Applicant resubmittal.
SLP Tractor Services	Under Review	Retail building w/ assoc. outdoor parking. Awaiting vacation of California Ave. and response from Applicant.
Benchmark Genetics	Under Review	Application to expand shrimp larval production.
F392 Preserve	Public Hearing	Comp Plan at PH & AA Amendment, Rezoning, Preliminary Development Plan and Preliminary Plat under review.
Marian Estates	Public Hearing	AA Amendment, Comp. Plan, Rezoning, Preliminary Development Plan and Preliminary Plat under review.
Operation Hope	Public Hearing	Finishing Final Docs to expnd allowable uses- new phased landscaping plan done/ Complete conditions of appl.
PODS Storage Facility	Public Hearing	Annexation, FLUA, Rezoning and Development Plan under review.
Revelation Truth Church International (RTCI)	Public Hearing	To legalize church use. Ready for public Hearings.
10 N. Myrtle - Tiny House Builder	Pre-Application	Application under development- updating site plan to accommodate new construction area.
36 N Myrtle Bait Shop	Pre-Application	Site Plan required to address new unpermitted uses (food truck) and missing HC parking and landscaping.
81 N. Broadway - Yolanda Fruit Stand	Pre-Application	Application under development to convert to permanent food truck
97th Street- NEW STORAGE FACILITY- Redtail	Pre-Application	Development plan approval for new storage fac.
Antiqua Stone – Aluminum Products Extrusion	Pre-Application	New outdoor storage and legalize existing uses and required LA installation and drainage improvements.
Chuckaree/Singh Mesa Park	Pre-Application	Separate Church from motocross. Carry forward requirements from prior approval. Awaiting RTCI approval.
City Hall	Pre-Application	Minor Amendment for Band Shell and Parking improvements. Under development.
Fellsmere Feed and Supply	Pre-Application	Application required to legalize expansion.
Fellsmere Fish Camp	Pre-Application	Phased implementatino of retail building and overnight stay cabins
Fellsmere Laundromat	Pre-Application	Site Plan amendment required for rear outdoor stroage and retail.
Hickory/NY Pocket Park	Pre-Application	Directed by Council and part of CDBG paving grant. Application under development.
Meadows Park	Pre-Application	Application under development.
Nailed-it-Roofing	Pre-Application	For lot west of Transfer Station on CR512
North Regional Lake/Train Village	Pre-Application	Application under development.
Serendipity Investments - Overnight accommodations	Pre-Application	Application under development for townhouse and overnight accommodations.
Shaw Fast Food	Pre-Application	New fast food adjacent to Dairy Queen at I95/CR512
Site Plan Modification- CR-512 Laundromat	Pre-Application	Revision required to allow for outdoor stoage and sales.
Taco Mobile	Pre-Application	Owner has changed Scope- applicant to submit building elevations and site plans
6 N. Pine church	Post Approval	site modification implemented revised orginal approval related to stormwater- no connector to bldg.
6 S. Oak (Gas Station)	Post Approval	Code Enforcement. Missing landscaping.
12 N. Elm - Retail Conversion	Post Approval	Singature on approval docs required
125 N. Broadway - Delicias Magi, Inc.	Post Approval	Alley ROW Dedication still required- spoke w applicant on 3/17/23 to sign ROW dedication/ easement dwg.
12645 CR-512 ALMANSA	Post Approval	To expand allowable uses
32 N Broadway - New Site Plan w/ Parking Lot	Post Approval	Decision to keep food truck pending
44 N. Pine - TCCH Clinic	Post Approval	Code Enforcement for failure to install required landscaping. Donation of alley ROW required at request of City.
6 S. Mulberry Street (Food Truck Lot)	Post Approval	Impact Fees & Stormwater Impact Fee due
Brown Food Truck	Post Approval	Change to Variance w/ Conditional Use
Buffer Preserve RV Park (fka Aldea)	Post Approval	Site work and clubhouse under construction. Signal payment still due -will hold CO until resolved.
CR-512 Storage and Maintenance Building	Post Approval	
D & L Foti Administrative Site Plan	Post Approval	Donation of ROW required at request of City.
Fellsmere Fire Station #7	Post Approval	
Florida Gas Transmission	Post Approval	Code enforcement for dead landscaping.
FWMA Boat Ramp 1	Post Approval	Code enforcement for dead landscaping.
Javier Lime Street Administrative Approval	Post Approval	No issues
O'Reilly Auto Parts	Post Approval	
Racetrack	Post Approval	Completed- check landscaping in near future for code compliance
Raceway	Post Approval	Future Code issue w/ existing Landscaping/ Assumption Agreement(s)
RoEd Access	Post Approval	No issues
Sonrise	Post Approval	Assumption Agreement required for new owners. Working through landscape and drainage issues.
TESLA Charging Station 12950 CR512	Post Approval	Construction Permit issued- TESLA Stations are installed- other code issue remain on site
Tractor Supply	Post Approval	No issues.
Florida Shrimp Company	HOLD	Reorganization Bankruptcy

Status as of February 7, 2024

GRANT	Status as of 6/10/24	STATUS	AMOUNT	LOCAL MATCH	NOTES
FEMA Mitigation (road dirt)	Appeal		\$ 1,875,000	\$ 125,000	Appealing FEMA denial of award
CDBG-ED - Surf Park	Application		\$ 1,785,000		Hillpointe has purchased land; working with Jordan Grants re CDBG-ED application
Cultural Facilities - Recreated Train Village	Application		\$ 300,000	\$ 300,000	2023/24 NOT awarded.Reapplied for 2024/25 grant period. ARPA as match.
Cybersecurity	Application			\$ -	Application for Cybersecurity software submitted
FRDAP FY24/25 - Senior League Renovation	Application		\$ 400,000	\$ 200,000	Application submitted 9/14/23. Awards not announced.
RAISE CR512 North	Application				Application submitted.
USDA Comm. Fac.- ILF Alpha Mower	Application		\$ 139,700	\$ 114,300	Application submitted April 2024.
CW SRF - Sewer to Farm	Awarded				Construction August 2024.
DEO RIF Sewer to Farm	Awarded		\$ 750,000	\$ -	Awarded. See CW SRF for additional grant
HPSC Comm. Center Windows/Doors	Awarded		\$ 144,107	\$ 48,036	Awarded. Grant to commence after Old School Windows.
Resilient Florida Lift Station No. 3	Awarded		\$ 1,500,000	\$ -	Agreement received. Use Natural Gas Generator and City Gas to pay for gate station.
Resilient Florida Stormwater Master Plan	Awarded		\$ 100,000	\$ -	Stormwater Master Plan Update 85% done. Coord. w/ FDEM HMGP above.
TAP Rail Trail (Broadway to State Park)	Awarded		\$ 1,216,958	\$ 434,977	Design underway. Construction targets 2/1/2025 date.
CDBG DR- New York Ditch Pipes	Construction		\$ 825,000	\$ 150,000	Florida Site Contracting notice to proceed
FDEP Alleyway Grading	Construction		\$ 1,500,000	\$ -	Dickerson notice to proceed.
HLMP Water Plant Hardening	Construction		\$ 194,000		Construction by Boromei in progress
Resilient Florida Alleyways	Construction		\$ 850,000		6/17/24 construction start date. No permitting required. Dickerson submitted sole bid
Small Match Nat. District Walking Tour	Construction		\$ 50,000	\$ -	Project to be completed by August 31, 2024
CDBG CR - N Broadway Revitalization	Design		\$ 700,000	\$ -	Grant Awarded. M&M design underway. Construction summer 2025.
CDBG DRI - 97th / Water Plant	Design		\$ 4,300,000	\$ 50,000	Haley Ward design underway. Construction 2025.
CDBG-CV - Broadband Middle Mile	Design		\$ 2,755,000	\$ 150,000	Negotiations with Comcast underway.
CR512 Left Turn Lane	Design				Financed with ARPA funds. Design adjustments/permitting underway
FACT Resource Center	Design		\$ 250,000		ARPA grant provided to FACT: design/fundraising.
FDEM HMGP - Watershed Planning Initiative	Design		\$ 75,000	\$ 25,000	Stormwater Master Plan Update 85% done. Coord. w/ Resilient grant below.
FDEP 259 S. Pine Stormwater Basin	Design		\$ 250,000	\$ -	8/1/24 construction target date. No permitting required.
FDEP Microbasins	Design		\$ 1,000,000	\$ -	RFP on the street.
FDEP Stormwater Greenway	Design		\$ 1,750,000	\$ -	12/15/24 construction target date - Design underway by ISS; obtain adjacentTIFF lands
FDEP-GSI - N. Broadway Tree wells	Design		\$ 500,000	\$ 100,000	Amendment to Tree wells/pervious pavers approved.
Historic - Old School Windows	Design		\$ 400,000	\$ 134,000	Project to be re-bid; bid opening on July 2, 2024
RTP 22/23 - Preserve	Design		\$ 400,000	\$ 100,000	Design underway by Carter.
SJRWMD - State Street Reservoir	Design		\$ 500,000	\$ 100,000	Design underway by MBV. Grant agreement fully executed.
USDA Comm. Fac. - Yard/Barn/Vacuum	Pre-Application		\$ 250,000	\$ 250,000	Local Match via ARP. Apply early 2025.
USDA Stormwater/Road Paving	Pre-Application		\$ 13,000,000	TBD	Awaiting FEMA road dirt authorization prior to finalizing application.
RIF Paving Road 507 to Stick Marsh	Unfunded		\$ 1,500,000	\$ 150,000	Need to coord. w/ SJRWMD for next step
	TOTAL		\$ 39,259,765	\$ 2,431,313	

Water System Monitoring Report

TESTING

Testing conducted to date:

- April 17, 2024 EPA sampling for UCMR5.
- September 25th Sampled for complete Drinking water scan, lead & copper, well chlorides and TTHM & HAA5.
- August 18th Ordered a rain gauge to monitor rain fall. It is directly related the precipitation re charging the City's production wells.
- August 15th Started the chlorine burn.
- June 26, 2023 Kenny, Jerry, Moises sampled all the production wells to do a feasibility study for the hydrogen peroxide. We were quite pleased with the results. The hydrogen peroxide should be quite effective for organic removal. There is also a hydrogen peroxide test to detect the levels in the water. Moises trained the Kenny and Jerry on that process.
- June 22, 2023 135 N Bay St had an issue with their hot water heater.
- May 23, 2023, Kenny went to JD Marquis to check out his water. His water was clear. The water was discolored due to the fire hydrant maintenance.
- May 22, 2023, customer called and was concerned about the city water leaving white spots on her plants and killing her plants. I mentioned that we disinfect the water with chlorine which may cause harm to plants. I advised her to leave a pitcher of water out for a few days to evaporate the chlorine.
- May 8, 2023, Indian River County Utilities started the annual fire hydrant maintenance. We have received many customer complaints about color and odor. We placed auto flushers at the various trouble areas to help clear the lines.
- April 25, 2023 - 6N Orange St. There was an email from a customer. He stated he had poor water quality. Kenny sampled water and it had no issues. Customer said it was good that day.
- April 4, 2023 continuous daily process control sampling
- April 2, 2023 TTHM and HAA5 samples were taken at the POE and Sr. League. These samples were taken for process control.
- March 28, 2023, Black water complaint at 65 S. Cypress St. No discoloration at the point of entry into the house or in the house. Requested they let us know when it happens again so we can trouble shoot the issue.

Water System Monitoring Report

- March 22, 2023, Foul smell at 58 S. Hickory in the hot water system. Water going into the house had no smell. Determined it was the hot water heater.
- February 21, 2023 Kevin and Kenny spot checked 63 S Bay St., 67 S Bay St and 101 S Bay St. Testing for color issues.
- January 2023 - Area Testing at this time (generally S. of CR512 between Bay & Cypress and currently using four (4) random sample locations.

All samples taken from outside of private residences.

- *Color* – Two level test. Initial level by Staff. Second level is a laboratory test used when initial level indicates discoloration or when different opinions exist on initial test results. Color is secondary treatment standard. Initial color testing will occur with each sample drawn for any purpose. Color tests will only be reported on laboratory tests.
- *Odor* – This is an in-house, manual test performed upon any sample used for any other purpose. Subjective results will be reported only if a problem is encountered.
- *Compliance Testing (At Plant and one Remote Site)*
 - *Bacteriological Samples (monthly)*
 - *Chlorine Samples (daily)*
 - *Ammonia Samples (daily)*
 - *TTHM/HAA5 (quarterly)*
 - *Primary Standards (three year cycle)*

Compliance Report provided to FDEP on a monthly basis of all test results conducted that month. Provided to Council and the Public annually.

- *Operational Testing (At Plant and one Remote Site)*
 - *fluoride*
 - *monochloramines*
 - *free ammonia*
 - *total chlorine*
 - *free chlorine*

Operational Report are internal tests to manage chemical levels in system. Test results are available upon request.

Water System Monitoring Report

Area Testing – Additional Compliance and Operational Testing for areas of concern. Continues until water concern is resolved. Test results are available upon request.

WATER TOWER

No adjustments to water tower at this time. In the future if we continue to have issues, the City will discontinue use of the water tower as another test for solution.

Flush Schedule: · No flushing leads to stale, smelly water.

- Fast flushing leads to concentration of bad water pockets to locations around water tower.
- Slow flushing will be underway to balance between above realities – expected by end of March.

Auto-flusher installed at water tower.

- LED light on top of tower is scheduled to be repaired next week.
- Repairs and painting are complete.
- August 21st Repairs and painting of the water tower started.
- The water tower is scheduled to be painted this fall.

PIPING

Adjustments to pipe network to date.

- March 2023, placed auto flushers in strategic areas to draw water to maintain movement within the system.
- May 8, 2023, Indian River County Utilities started the annual fire hydrant maintenance. We have received many customer complaints about color and odor. We placed auto flushers at the various trouble areas to help clear the lines.

Auto Flushers – Devices attached to hydrants that allow water within piping system to move toward flusher. These are being used to draw out bad pockets of water and increase flow to minimize concentration of pockets. May result in temporary discoloration as bad pockets move through system.

Water System Monitoring Report

Valve Exercising – Ongoing program to find and exercise all water valves to ensure valves are not causing dead end pipe runs. May result in temporary discoloration as valve deposits are released into system.

Pipe Material – Pipe system is largely plastic with ductile iron for ditch crossings and at fire hydrants. Ductile iron may be a source of discoloration.

Utility Atlas Update – Update to inventory of pipes, valves, etc. to ensure all dead-ends and valves are located and addressed.

PLANT

Plant/Operational adjustments to date.

- Consumer Confidence Report (CCR) was approved by DEP and ready to be sent out.
- May 6, 2024 started adding peroxide to the production wells.
- Performing annual chlorine burn.
- Received the FDEP clearance to implement the peroxide system.
- Hired a new water and wastewater operator.
- Continue to wait for DEP approval for our permit modification to start the addition of peroxide.
- September 12th Hydrogen peroxide system in place on majority of the wells just waiting for DEP approval to start the new process.
- September 20th Met with K-H to go over plans for future water plant and well.
- September 19th Met with GIS/mapping software vendor.
- September 9th Rate study was finished.
- August 23rd pictures of the hydrogen peroxide setup were sent to contract engineer to be included in the DEP permit modification.
- July 28th Carbon filters back online.
- July 27th Carbon arrived and was placed into the filters.
- July 24th the Carbon was scheduled to be replaced. There was an issue and the date was moved to July 27th.
- July 18th Hydrogen Peroxide meeting with Moises, Kenny and Jerry to go over what was needed for the implementation of the peroxide system.

Water System Monitoring Report

- July 6th and 7th Carbon was removed from the filters.
- Kenny and Jerry by passed the charcoal filters in preparation for the charcoal replacement.
- June 22, 2023 Water Quality Workshop. Moises from FRWA attended to add some clarification for our customers about our water quality issues and future adjustments planned for the water plant.
- June 15, 2023 the 2022 Consumer Confidence Report was mailed in the water bill.
- We are in the process of getting 3 quotes to replace the charcoal in the Granular Activated Charcoal filters. This is extremely necessary and important to eliminate the Total Organic Carbons (TOC). This must be done in conjunction with the addition of Hydrogen Peroxide to be able to stop using Chloramines (chlorine and ammonia) and use straight chlorine.
- May 31, 2023, meeting with City Utility Engineer to go over the plans for a new water system and well. Discuss evaluating the distribution system in regards to chlorine detention time, dead ends and possibly a chlorine re pump station.
- May 30, 2023, signed contract with Florida Rural Water Association to help with the process of adding Hydrogen Peroxide to our well water.
- May 30, 2023, contractor was chosen to change the activated carbon in our filters.
- May 30, 2023, spoke with Moises from FRWA to set up date and time to perform jar test on production wells to determine the correct dosage of hydrogen peroxide.
- May 26, 2023, spoke with engineer to add hydrogen peroxide system to each of our production wells. This should eliminate organic carbons that cause the cancer causing by products. He also will work with us with a permit modification to go from chloramines to straight chlorine. This will eliminate the discoloration and possible the smell from the hot water heaters.
- April 13, 2023, diluted the ammonia concentration to be able to control the ammonia concentration feed rate.
- March 2023, Chlorination of the entire system.

Water System Monitoring Report

The primary cause of yellow water is the use of chloramines and ammonia as treatment agents. These chemicals form weak bonds in our water system and when broken, the free ammonia causes the water to turn yellow. There is no health risk. The problem is purely aesthetic.

The City uses these chemicals in lieu of stronger chemicals like chlorine due to the well water used as the City's water source. The City's wells are only 75' deep and the water at that depth contains a lot of organic matter. Using stronger chemicals with this type of water causes a byproduct which is cancer causing. This well water issue combined with the rudimentary treatment method (charcoal filters) does not allow the city water to be treated to the same level as other systems. This said, the City water meets all standards for safe consumption.

Coordination

Florida Rural Water Association – Met with Moises from the FRWA. He suggested speaking with Sensible Municipal Water Systems. Met with March 29, 2023. Exploring other cheaper options.

Workshop – MDM to Set for Summer 2023

Long Term Actions

The City began the process of designing a modern water treatment plant last year. The City will be designing a Nanofiltration Plant that will allow the City to eliminate the use of chloramines and ammonia and provides a superior water quality. The design will take about six to 12 months. As the design nears completion, funding will be arranged through grant applications from State or Federal sources. The City of Fellsmere does not have the resources to cover this expense without assistance. Construction would then follow in two to three years.

Our Commitment

We continue to take all water related issues seriously. We investigate each complaint in a timely manner. We DO NOT leave any issue related to the water

Water System Monitoring Report

distribution system unresolved. We continue to address the particular issue until it is resolved.

June 13, 2024

As of today, June 13, 2024, I will be resigning from the Planning and Zoning Board due to me running for City Council.

A handwritten signature in blue ink, appearing to read "Eric Boissat", with a long horizontal flourish extending to the right.

Eric Boissat

June 13, 2024

I Ben Baker resign from the MPO Citizen Advisory Committee due to me running for City Council in the Special Election.

Ben Baker

A handwritten signature in blue ink that reads "Ben Baker". The signature is written in a cursive style with a long, sweeping underline.